

**13 Oleander Crescent, Cherry Lodge, Northampton, NN3 8QP**  
**£190,000 Freehold**

Jackson Grundy are delighted to be the chosen agent to bring to the market a three bedroom end terrace situated in the popular development of Cherry Lodge. In brief the accommodation comprises entrance hall, kitchen, extended lounge/dining room. To the first floor are three bedrooms and a bathroom. To the rear is an enclosed garden and to the front is off road parking leading to a garage. The property would make an excellent home for a first time buyer and is offered to the market with no onward chain. Please call today to arrange an internal inspection. EPC Rating: D. Council Tax Band: B

**Full Of Potential | Extended To Rear | Good Location | Garage | Great For A First Time Buyer | No Chain**

**modern marketing · traditional values**

## HALLWAY

Timber framed entrance door. Coving. Doors to:

## KITCHEN 3.86m x 1.63m (12'8 x 5'4)

uPVC double glazed window to front elevation. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap over. Four ring electric hob, oven and extractor. Space for white goods. Tiled floor. Tiling to splash back areas.

## LOUNGE/DINING ROOM 6.68m x 5.11m (21'11 x 16'9) Max

Two double glazed window to rear elevation. Aluminium sliding double glazed doors to side elevation. Dado rail. Feature electric fireplace. Staircase rising to first floor landing.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard housing lagged tank. Doors to:

## BEDROOM ONE 3.73m x 3.18m (12'3 x 10'5)

Double glazed window to rear elevation.

## BEDROOM TWO 2.77m x 3.40m (9'1 x 11'2)

Double glazed window to front elevation.

## BEDROOM THREE 3.73m x 1.85m (12'3 x 6'1)

Double glazed window to rear elevation.

## BATHROOM 2.51m x 1.63m (8'3 x 5'4)

Frosted uPVC double glazed window to front elevation. Low level WC, pedestal wash hand basin and bath with electric shower over. Tiling to splash back areas.

## OUTSIDE

## FRONT GARDEN

Off road parking. Path to front door. Lawn with shrub borders.

## GARAGE

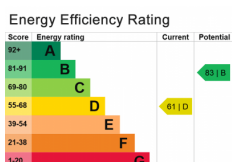
Up and over door. Power and light connected.

## REAR GARDEN

Patio area. Shrub to rear. Panelled fence surround.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

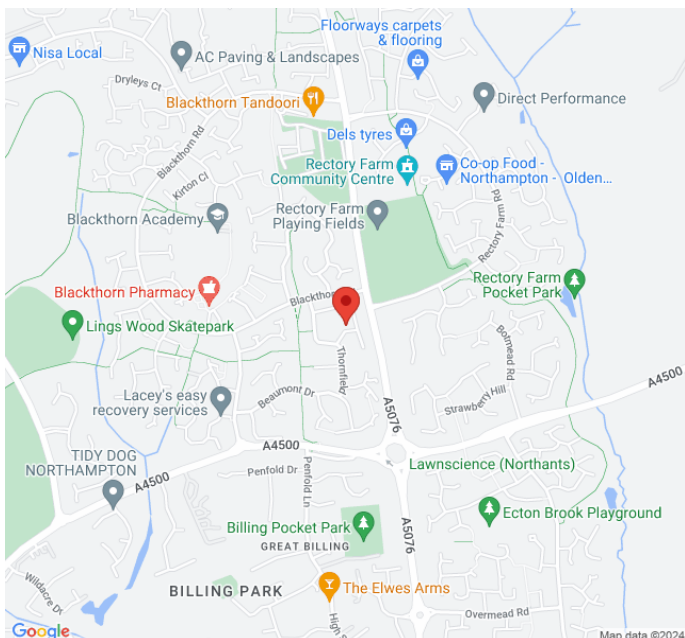


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 91.6 sq. metres (986.3 sq. feet)



## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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