



65 Wysall Road, The Glades, Northampton, NN3 8TP
£250,000 Freehold

Jackson Grundy are delighted to be the chosen agent to bring to the market this well presented three bedroom detached property situated at the end of a quiet cul-de-sac close to local amenities. In brief the property comprises entrance hall, lounge and kitchen/dining room. To the first floor are three bedrooms and a family bathroom. To the rear has a larger than average garden with patio area, to the front is off road parking to the garage. An early viewing is highly recommended, please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: C

No Chain | Excellent First Time Buyer Home | uPVC Double Glazed | Kitchen/Dining Room | End Of Cul-De-Sac | Close To Amenities

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Staircase rising to first floor landing. Alarm panel.

LOUNGE 4.57m x 2.90m (15'0 x 9'6)

uPVC double glazed window to front elevation.
Radiator. Gas fireplace. Storage under stairs. Wall
mounted lights. Coving.

KITCHEN/DINING ROOM 2.44m x 4.27m (8'0 x 14'0)

uPVC double glazed window to rear elevation.
uPVC double glazed sliding doors to rear
elevation. Wall and base units with roll top work
surfaces over. Four ring electric hob, oven and
extractor. Stainless steel sink and drainer.
Radiator. Tiling to splash back areas. Spotlights.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side
elevation. Access to loft space. Airing cupboard
housing lagged tank. Doors to:

BEDROOM ONE 4.27m x 2.44m (14'0 x 8'0)

uPVC double glazed window to front elevation.
Radiator. Coving. Built in wardrobe with sliding
doors.

BEDROOM TWO 2.74m x 2.44m (9'0 x 8'0)

uPVC double glazed window to rear elevation.
Radiator. Coving.

BEDROOM THREE 2.74m x 1.83m (9'0 x 6'0)

uPVC double glazed window to front elevation.
Radiator.

BATHROOM 1.83m x 1.80m (6'0 x 5'11)

Frosted uPVC double glazed window to rear
elevation. Radiator. Suite comprising low level WC,
pedestal wash hand basin and panelled bath with
shower over. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Driveway leading to garage. Path to front door.
Lawn. Shrub borders.

GARAGE

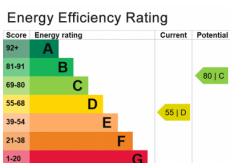
Up and over door. Timber framed door to garden.
Power and light.

REAR GARDEN

Patio area. Low level wall. Panelled fence
surround.

DRAFT DETAILS

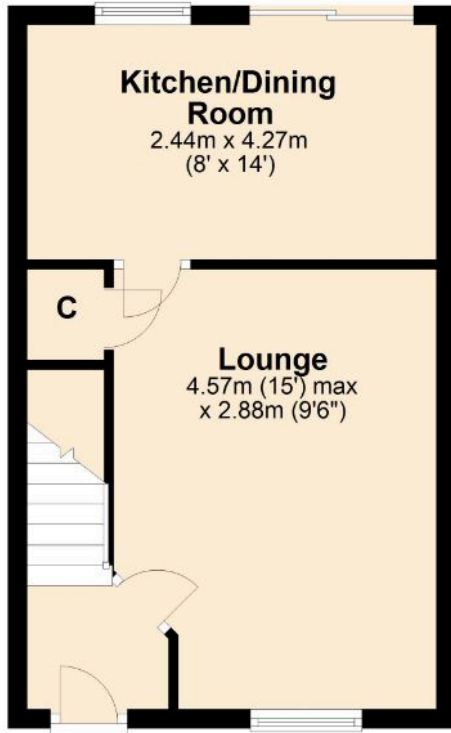
At the time of print, these particulars are awaiting
approval from the Vendor(s).



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.

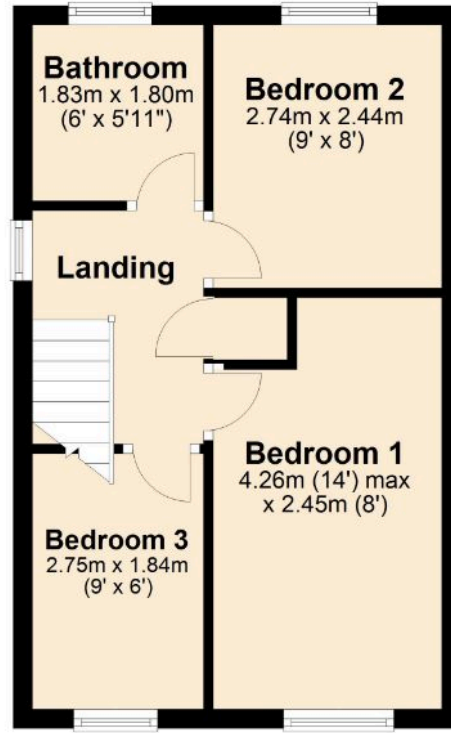
Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)

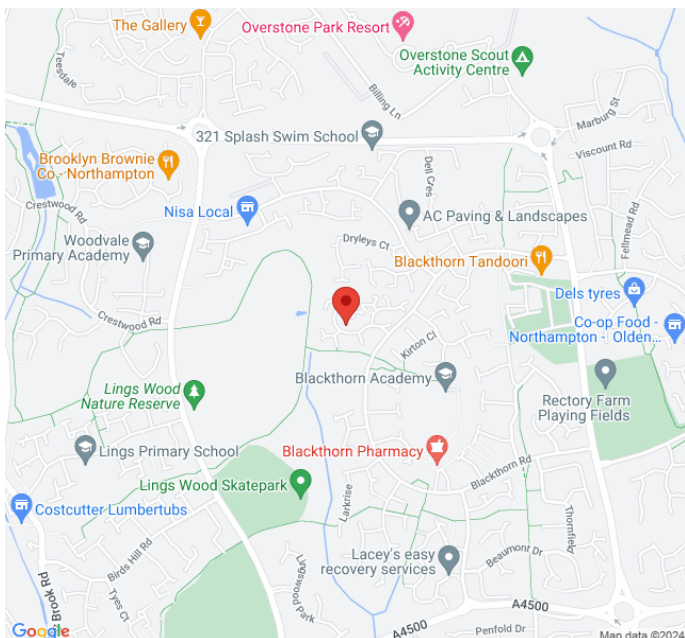


First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.8 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).

65 Wysall Road, The Glades, Northampton NN3 8TP
£250,000 Freehold

