



24 Tavistock Close, Ecton Brook, Northampton, NN3 5DQ
£215,000 Freehold

Jackson Grundy are delighted to bring to the market this rarely available two bedroom link detached property situated in a quiet cul-de-sac in Ecton Brook. The accommodation comprises entrance porch, lounge and kitchen/dining room. To the first floor are two bedrooms. The rear has an enclosed garden and the front has off road parking leading to garage. Please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: B

No Chain | Link Detached | Garage | Full Of Potential | Great For A First Time Buyer | Cul-De-Sac

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed obscure door. Door to lounge.

LOUNGE 4.24m x 3.89m (13'11 x 12'9)

uPVC double glazed window to front elevation. Double panel radiator. Stairs leading to first floor. Door to kitchen. Coving to ceiling.

KITCHEN/DINING ROOM 5.13m x 3.89m (16'10 x 12'9)

uPVC double glazed window to side elevation. Radiator. Coving to ceiling. Stainless steel sink. Wall and base mounted white units. Space for white goods. Door to under stairs cupboard. Metal double glazed sliding door to conservatory.

CONSERVATORY 2.49m x 3.20m (8'2 x 10'6)

Door to garden.

FIRST FLOOR LANDING

Door to cupboard/airing cupboard. Door to bathroom, bedroom one and bedroom two.

BATHROOM 1.85m x 1.88m (6'1 x 6'2)

uPVC double glazed obscure window to side elevation. Wash hand basin with mixer tap. Low level WC. Tiled wall to ceiling around bath. Tiled splash back to wash hand basin.

BEDROOM ONE 3.20m x 3.89m (10'6 x 12'9)

uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Built in wardrobe. Built in cupboard.

BEDROOM TWO 2.26m x 3.89m (7'5 x 12'9)

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling. Built in cupboard.

OUTSIDE

FRONT

Off road parking for a vehicle. Path leading to front door.

GARAGE

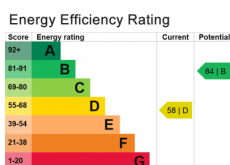
Up and over door.

REAR GARDEN

Shrubbery. Shingled area. Panelled fence surround.

DRAFT DETAILS

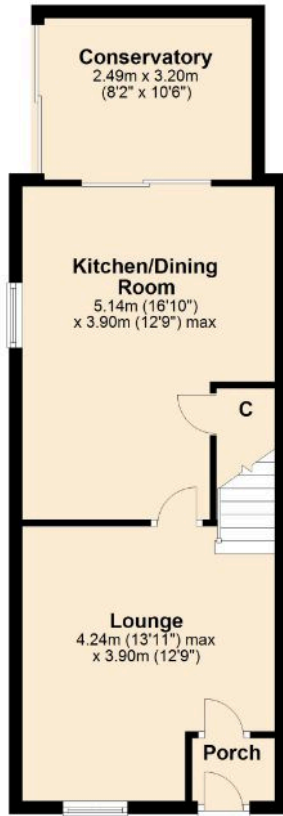
At the time of print, these particulars are awaiting approval from the Vendor(s).



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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Ground Floor
Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 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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