



54 Waterpump Court, Thorplands, Northampton, NN3 8UR
£200,000 Freehold

Jackson Grundy are delighted to be the chosen agent to bring to the market this well presented three bedroom mid terrace property situated in Thorplands. The accommodation comprises entrance hall, lounge/dining room, kitchen and downstairs WC. To the first floor are three bedrooms and a family bathroom. To the rear is a landscaped garden. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A

**Refitted 2023 Combination Boiler | uPVC Windows & Doors | Gas Radiator Heating |
Downstairs WC | Close To A43/A45 | Close To Local Amenities**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Understairs cupboard. Staircase leading to first floor. Doors leading to downstairs WC, lounge and kitchen.

WC

uPVC double glazed window to front elevation.
Low level WC and wash hand basin.

KITCHEN 2.97m x 2.54m (9'9 x 8'4)

uPVC double glazed window to front elevation.
Stainless steel sink and drainer with mixer tap over. Four ring electric hob. Wall and base units with work surfaces.

LOUNGE/DINING ROOM 3.48m x 6.53m (11'5 x 21'5)

uPVC double glazed French patio doors to rear elevation. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation.
Cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 3.53m x 3.25m (11'7 x 10'8)

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

BEDROOM TWO 3.48m x 3.15m (11'5 x 10'4)

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

BEDROOM THREE 2.95m x 1.65m (9'8 x 5'5)

uPVC double glazed window to front elevation.
Radiator.

BATHROOM 1.98m x 1.98m (6'6 x 6'6)

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

OUTSIDE

FRONT GARDEN

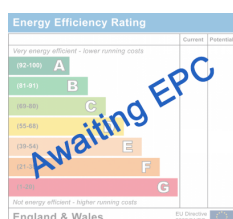
Path to entrance door. Lawn.

REAR GARDEN

Patio area. Landscaped lawn.

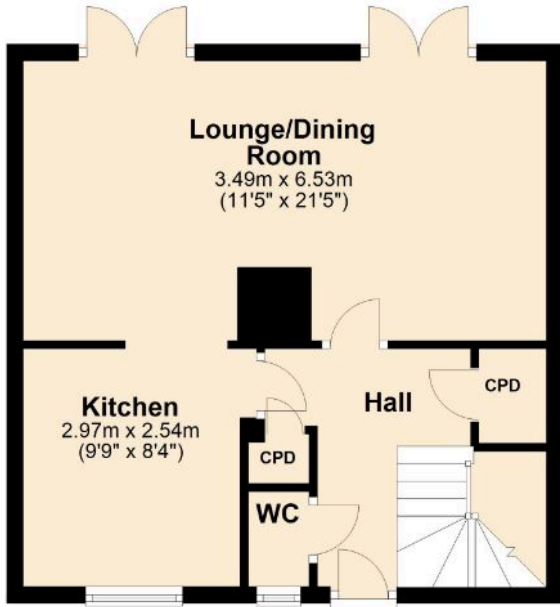
DRAFT DETAILS

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

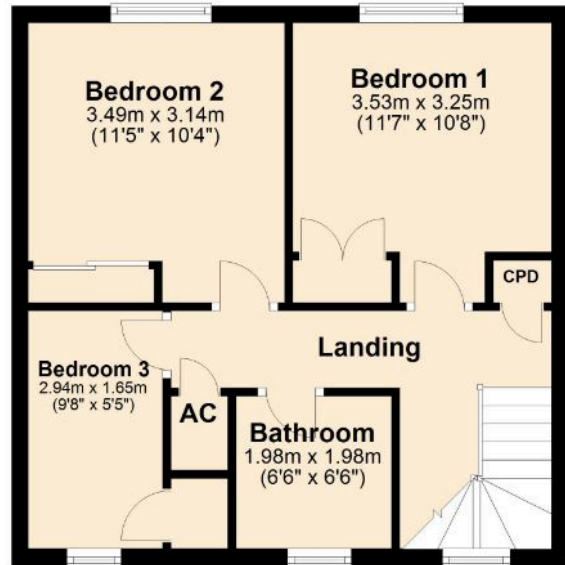


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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



First Floor



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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