



www.jacksongrundy.com

Queenswood Avenue, Boothville
Northampton
Northamptonshire, NN3 6JU
£255,000 Bungalow



3



1



1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk



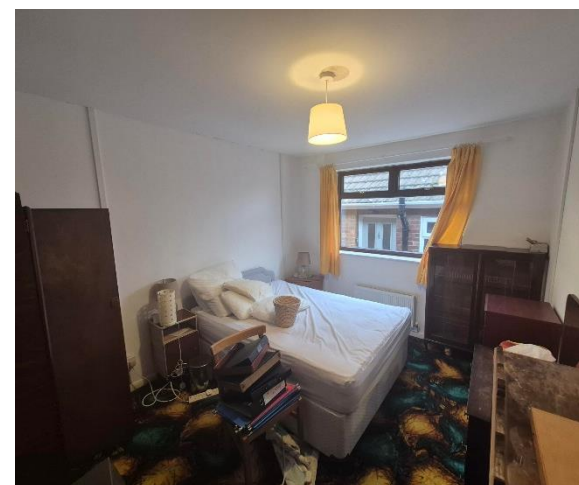
THIS BAY FRONTED DETACHED BUNGALOW OFFERS A FANTASTIC OPPORTUNITY FOR BUYERS SEEKING A PROPERTY WITH GREAT POTENTIAL IN THE DESIRABLE BOOTHVILLE AREA. IN NEED OF MODERNISATION THROUGHOUT, THE HOME PROVIDES A SOLID FOUNDATION FOR THOSE WISHING TO PUT THEIR OWN STAMP ON IT.

GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- SEPARATE WC

OUTSIDE

- FRONT GARDEN
 - GARAGE
 - REAR GARDEN
-





THE PROPERTY

This bay fronted detached bungalow offers a fantastic opportunity for buyers seeking a property with great potential in the desirable Boothville area. In need of modernisation throughout, the home provides a solid foundation for those wishing to put their own stamp on it.

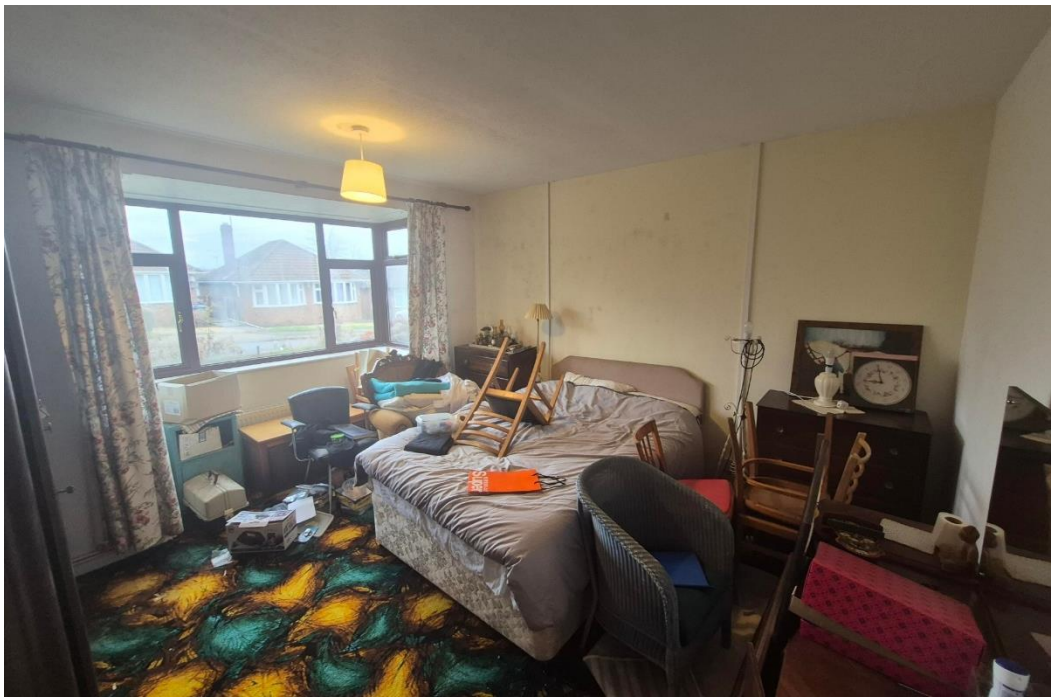
Upon entering, you are welcomed into a traditional layout that includes three well proportioned bedrooms. The bungalow also benefits from a bathroom and an additional separate WC for added convenience. Positioned at the rear of the property, the kitchen enjoys a pleasant outlook over the garden, offering excellent potential to be transformed into a bright and functional space. Adjacent to the kitchen is a spacious lounge, featuring a charming bay window that allows natural light from the garden to flood the room, creating a warm and inviting atmosphere.

The generous rear garden is mainly laid to lawn and includes access to the garage, providing ideal storage. To the front, the garden could easily be converted into off-road parking for multiple vehicles, subject to the relevant planning permissions.

With its appealing location, traditional layout, and exciting potential, this bungalow is an excellent opportunity for those looking to modernise and create a home tailored to their needs. Please contact us to arrange a viewing.

EPC Rating: TBC. Council Tax Band: D







MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating
Parking	Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself 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).

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

