



655 Wellingborough Road, , Northampton, NN3 3HR
£280,000 Freehold

Jackson Grundy are delighted to bring to the market this beautiful three bedroom semi detached family home, within walking distance to local schools and close to the wealth of amenities located in Weston Favell Shopping centre. The accommodation comprises entrance hall, bay fronted lounge, kitchen/dining room with built in appliances and downstairs w/c. The first floor has three bedrooms (the master with en-suite) and the family bathroom. Externally hedges and decorative iron fencing enclose the frontage with a path leading to the front. The rear garden has been landscaped for easy maintenance consisting of decking, artificial lawn and a courtesy door leading to parking in front of a single garage. The property further benefits from gas central heating and UPVC double glazing. EPC B.

Three Bedroom Semi Detached | Popular Location | Beautiful Condition | En-Suite To Master Bedroom | Off Road Parking & Single Garage | Landscaped Rear Garden

modern marketing · traditional values

ENTRANCE HALL

Entrance via composite front door with obscure double glazed insert. Radiator. Stairs rising to first floor landing. Doors to:

WC 1.98m x 0.91m (6'6 x 3)

uPVC obscure double glazed window to front elevation. Radiator. Low level WC and pedestal wash hand basin. Tiled splash backs.

LOUNGE 5.18m x 3.20m (17 x 10'6)

uPVC double glazed bay window to front elevation. Radiator. Television aerial point.

KITCHEN / DINING ROOM 5.49m x 3.05m max (18 x 10 max)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear garden. Radiator. Fitted with a range of wall and base mounted units with work surfaces over. One and a half bowl sink and drainer units with mixer tap over. Built in four ring gas hob with oven below and brushed stainless steel extractor hood over. Built in dishwasher and washing machine. Space for freestanding fridge / freezer. Cupboard housing boiler. Space for dining table. Large storage cupboard.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Airing cupboard. Doors to:

BEDROOM ONE 3.20m x 3.84m max (10'6 x 12'7 max)

uPVC double glazed bay window to front elevation. Radiator. Television aerial point. Door to:

EN-SUITE 3.18m max x 1.52m max (10'5 max x 5 max)

Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs.

BEDROOM TWO 3.58m x 2.95m (11'9 x 9'8)

uPVC double glazed window to rear elevation. Radiator. Television aerial point.

BEDROOM THREE 2.49m x 2.46m (8'2 x 8'1)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.21m x 1.68m (7'3 x 5'6)

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Enclosed by decorative iron fencing. Shrubs and lawn area. Path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to decking and artificial lawn. Courtesy door to garage.

GARAGE

Up and over door. Power and light connected. Eaves storage.

AGENTS NOTE

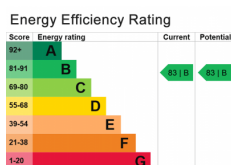
We have been advised of the following:

Service charge is approximately £130.00 per annum in total – around £65.00 paid twice yearly for the upkeep of the grounds on the development.

The above information would need to be verified by you chosen legal representative.

DRAFT DETAILS

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

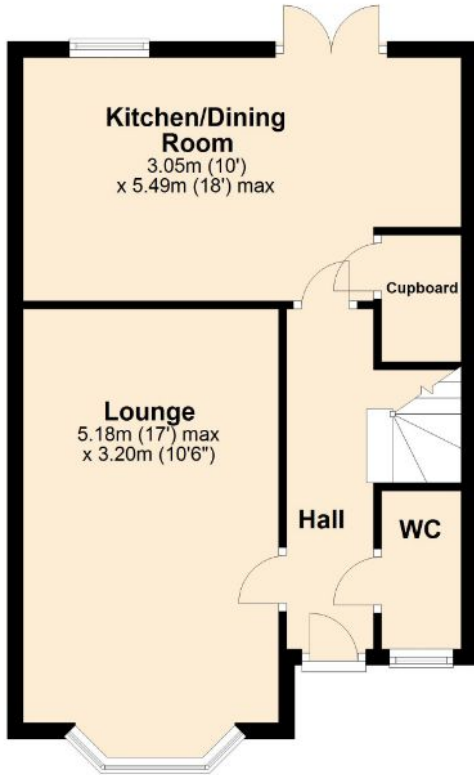


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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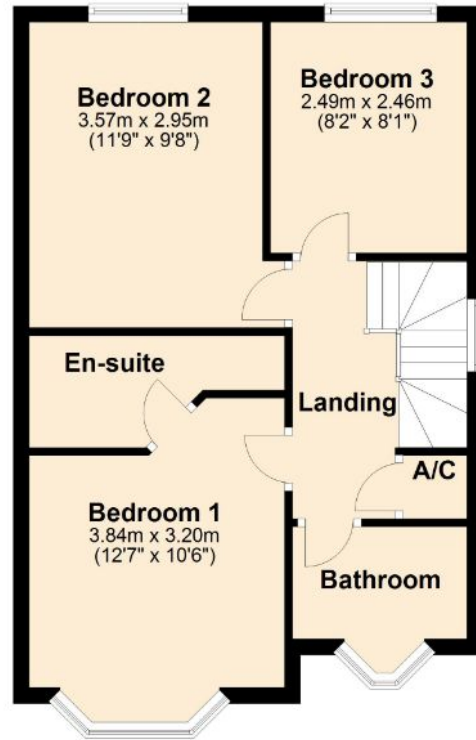
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 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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