



81 Fullingdale Road, The Headlands, Northampton, NN3 2PZ
Offers Over £210,000 Freehold

A smartly presented two bedroom semi detached bungalow situated on the popular Headlands residential area of Abington. The property boasts both a modern kitchen and bathroom, is fully double glazed and gas centrally heated - early viewing is advised. The accommodation comprises entrance hall, bay fronted lounge, fitted kitchen, two bedrooms, bathroom and lean to. To the front is off road parking for two vehicles, whilst to the rear is an 80ft garden (approximately) that benefits from not being overlooked. EPC Rating: D. Council Tax Band: B

Two Bedrooms | Semi Detached | Bungalow | Double Glazing | Gas Radiator Heating | Off Road Parking

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed entrance door. Tiled floor.
Glazed wooden door to entrance hall.

ENTRANCE HALL

Radiator. Access to loft space. Tiled floor. Doors to rooms.

LOUNGE 3.51m x 2.97m (11'6 x 9'9)

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

KITCHEN 2.51m x 2.03m (8'3 x 6'8)

uPVC double glazed window to rear elevation.
uPVC double glazed door to lean to. A smart modern kitchen fitted with a range of wall mounted and base level cupboards and drawers with laminate work surfaces over. Single bowl sink and drainer with mixer tap over. Fitted stainless steel oven, electric hob and extractor over. Tiled floor with further tiling to splash back areas.

LEAN TO 3.89m x 1.55m (12'9 x 5'1)

A useful storage area of wooden construction.
Doors to front and rear gardens.

BEDROOM ONE 3.58m x 2.74m (11'9 x 9'0)

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

BEDROOM TWO 2.77m x 2.29m (9'1 x 7'6)

uPVC double glazed window to front elevation.
Radiator.

BATHROOM 1.63m x 1.45m (5'4 x 4'9)

Opaque uPVC double glazed window to side elevation. Radiator. A modern white three piece suite comprising double sized shower enclosure with mixer shower over, pedestal wash hand basin and low level WC. Tiled floor. Extractor fan. Further tiling to splash back areas.

LOFT

A large loft space that is fully boarded. Light and power connected with a Velux style window to rear elevation. Potential for conversion (subject to planning permission).

OUTSIDE

FRONT GARDEN

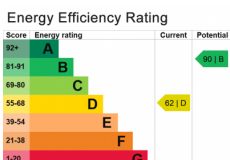
Open plan and laid to low maintenance paving providing off road parking for two vehicles.

REAR GARDEN

A well tended and fully enclosed rear garden that benefits from not being overlooked. Large block paved patio Vegetable plot. Lawned area with planted borders. Large softwood shed.

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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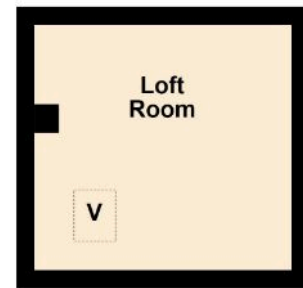
Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



First Floor

Approx. 7.9 sq. metres (84.8 sq. feet)



Total area: approx. 52.0 sq. metres (560.2 sq. feet)



LOCAL AREA INFORMATION

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

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