



50 Ullswater Close, Northampton, Northamptonshire, NN3 2DJ
Offers Over £290,000 Freehold

A three bedroom semi detached family home. Located in a fantastic location which is close to good schools, local shops and amenities. The property was built in 2018 and the accommodation comprises entrance hall, lounge, utility/WC and a kitchen/dining room. The first floor provides three good sized bedrooms, en-suite to bedroom one and a family bathroom. The outside areas consist of a larger than average garden for this type of property and off road parking for two vehicles. Tel: 01604 231111. EPC: B. Council Tax: C.

Built in 2018 | Three Bedroom Semi Detached | Backs onto Playing Fields | En-Suite | Kitchen/Dining Room | Off Road Parking for Two Vehicles

modern marketing · traditional values

ENTRANCE HALL

Enter via front door. Stairs leading to first floor.

LOUNGE 4.57m x 3.68m (15' x 12'1)

uPVC Double Glazed window to front elevation.
Radiator.

UTILITY/WC 1.83m x 1.35m (6' x 4'5)

Low level WC. Wash hand basin. Space for
tumble dryer. Tiled flooring.

KITCHEN/DINING ROOM 3.45m x 4.70m (11'4 x 15'5)

uPVC double glazed window to front elevation.
Radiator. Base and wall units with roll top work
surface. Stainless steel sink and drainer. Built in
oven and gas hob. Space for washing machine,
fridge freezer and dishwasher. There is also a
dining area with space for dining table.

FIRST FLOOR LANDING

Access to loft hatch and storage cupboard.

BEDROOM THREE 2.41m x 2.13m (7'11 x 7')

uPVC double glazed window to rear elevation.
Radiator.

BEDROOM TWO 3.38m x 2.49m (11'1 x 8'2)

uPVC double glazed window to rear elevation.
Radiator.

BEDROOM ONE 3.51m x 2.49m (11'6 x 8'2)

uPVC double glazed window to front elevation.
Radiator.

EN-SUITE

uPVC double glazed window to side elevation.
Three piece suite consisting of low level WC, wash
hand basin and a walk in storage cupboard. Tiled
flooring.

BATHROOM 2.06m x 2.13m (6'9 x 7')

Obscure double glazed window to front elevation.
Three piece suite. Low level WC, wash hand
basin. Tiled splash back and radiator.

OUTSIDE

FRONT GARDEN

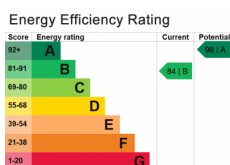
Off road parking for two vehicles via a block paved
driveway.

REAR GARDEN

A larger than normal rear garden which is laid to
lawn and patio areas enclosed by a timber
panelled fence.

DRAFT DETAILS

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

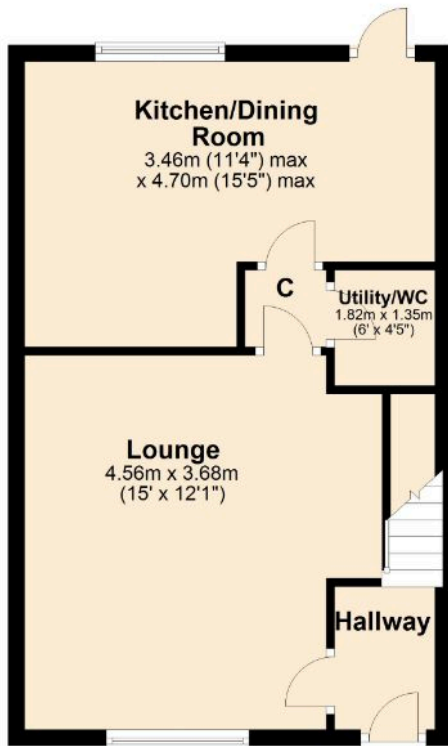


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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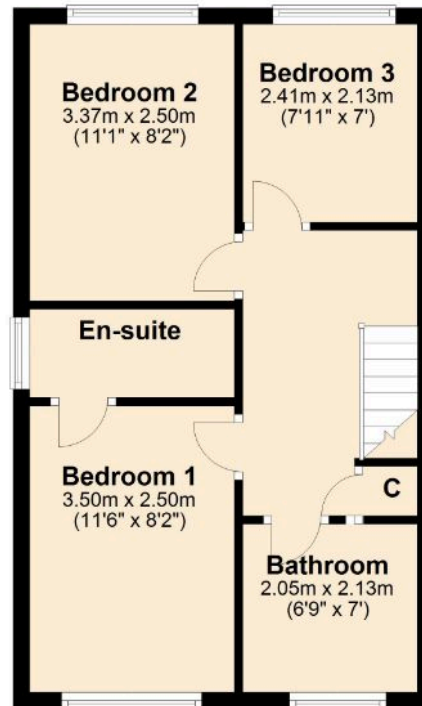
Ground Floor

Approx. 40.8 sq. metres (439.1 sq. feet)

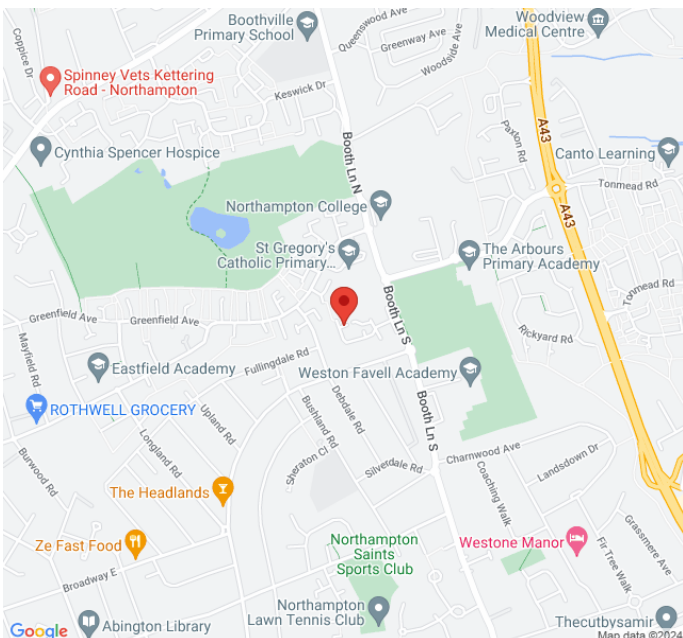


First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 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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