



328 Birchfield Road East, The Headlands, Northampton, NN3 2SZ
Offers Over £280,000 Freehold

Jackson Grundy are pleased to bring to the market this three bedroom semi detached property in fantastic condition located just a two minute walk to Abington Park. The property comprises bay fronted lounge and renovated kitchen/dining room with patio doors leading to a beautiful rear garden. The first floor consists of a lovely four piece suite bathroom, two double bedrooms and a single bedroom which have all been redecorated and carpeted. Other benefits include a boarded loft room and off road parking for two cars. Please call to book your appointment. EPC Rating E. Council Tax Band C.

**Immaculate Condition | Beautiful Rear Garden | Off Road Parking For Two Cars |
Kitchen/Dining Room | Loft Room | Close To Local Amenities**

modern marketing · traditional values

PORCH

Entrance via uPVC double glazed door. Wooden door to:

HALLWAY

Stairs rising to first floor landing. Storage cupboard. Doors to:

LOUNGE 4.01m x 3.48m (13'02 x 11'05)

uPVC double glazed bay window to front elevation. Radiator. Coving to ceiling.

KITCHEN/DINING ROOM 3.15m x 5.38m (10'04 x 17'08)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with roll top over. One and a half bowl sink and drainer unit. Built in dishwasher. Space for washing machine, range cooker and fridge/freezer. Space for table and chairs. There is also an original working fireplace which adds character to the property.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to converted loft room. Doors to:

BEDROOM ONE 4.27m x 2.92m (14 x 9'07)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Newly carpeted and decorated.

BEDROOM TWO 3.81m x 2.92m (12'06 x 9'07)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Newly carpeted and decorated.

BEDROOM THREE 2.62m x 2.06m (8'07 x 6'09)

uPVC double glazed window to front elevation. Radiator. Newly carpeted and decorated.

BATHROOM 2.62m x 2.01m (8'07 x 6'07)

uPVC double glazed window to rear elevation. Radiator. A four piece suite consisting of low level WC, wash hand basin, shower cubicle and a panelled bath. Tiled splash backs areas.

LOFT ROOM 3.58m x 2.90m (11'09 x 9'06)

Velux window to rear elevation. Boarded out. Could be used as a playroom or study.

OUTSIDE

FRONT GARDEN

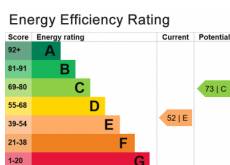
Block paved driveway for two cars.

REAR GARDEN

A good size mature garden. Largely laid to lawn with a patio area and a good sized decked area for entertaining. Shrubs and bushes. Enclosed by a timber fence. Outbuilding for storage.

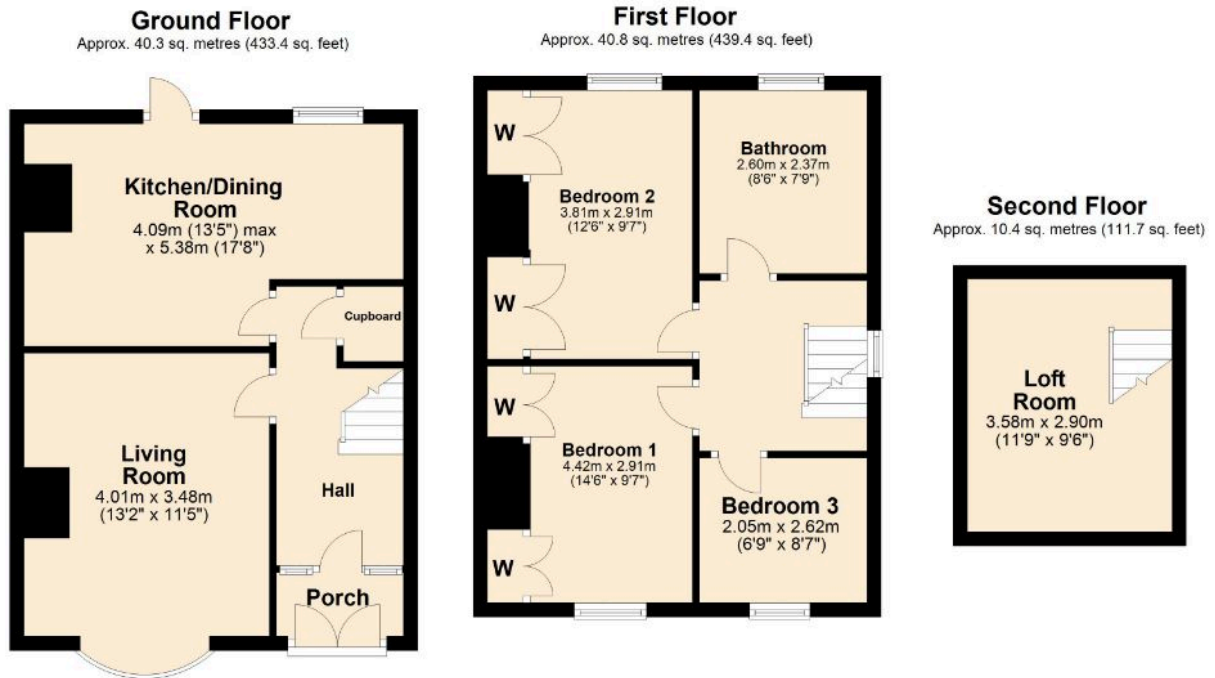
DRAFT DETAILS

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

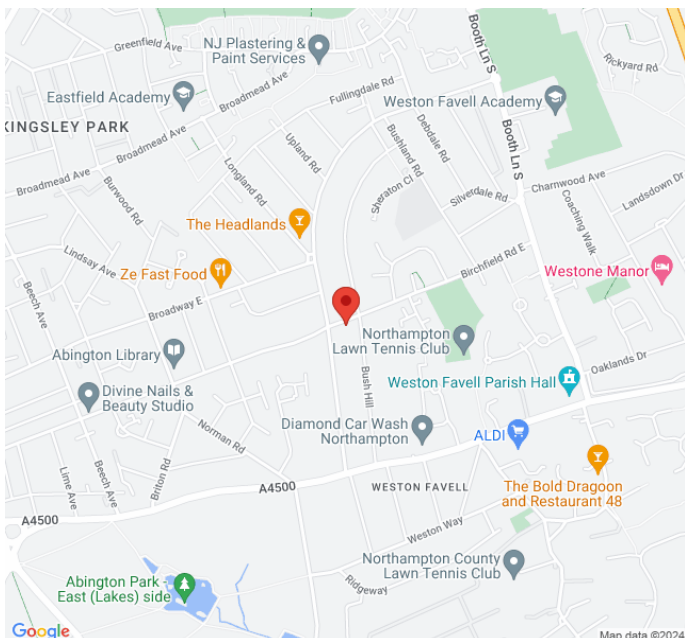


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 91.5 sq. metres (984.5 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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