



32 Tallyfield End, Danefield, Northampton, NN4 8UX
£210,000 Freehold

JACKSON GRUNDY are pleased to offer to the market this nicely presented two bedroom terraced house with double glazing, gas fired central heating and a driveway, located in a small close on this popular NN4 development on the south side of town close to the M1 motorway junctions and ring road with local amenities close by. The accommodation comprises entrance hall, lounge/dining room, modern kitchen, first floor landing serving two bedrooms and a family bathroom. Outside is open plan front garden and a larger than average rear garden with a gate through to the driveway at the rear. EPC Rating: C. Council Tax Band: B

Perfect First Home or Investment Purchase | Two Bedrooms | Double Glazing & Gas Central Heating | Good Sized Garden | Driveway | Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Dado rail.

DRAFT DETAILS

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

KITCHEN 2.13m x 2.64m (7'0 x 8'8)

Double glazed window to front elevation. Wall and base units with work surfaces over. Single drainer stainless steel sink with mixer tap over. Built in gas hob and electric oven. Space for upright fridge/freezer and washing machine. Wall mounted gas fired combination boiler.

LOUNGE/DINING ROOM 4.83m x 3.78m (15'10 x 12'5)

Double glazed door and window to rear elevation. Radiator. Staircase rising to first floor landing with living space under. Mock beams to ceiling.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space. Doors to:

BEDROOM ONE 3.51m x 2.87m (11'6 x 9'5)

Double glazed window to rear elevation. Radiator. Overstairs wardrobe.

BEDROOM TWO 3.51m x 1.96m (11'6 x 6'5)

Double glazed window to front elevation. Radiator.

BATHROOM 1.85m x 1.75m (6'1 x 5'9)

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath and shower over, pedestal wash hand basin and low level WC.

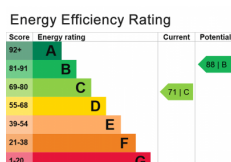
OUTSIDE

FRONT GARDEN

Open plan and laid to lawn. Footpath to front door.

REAR GARDEN

Decked seating area and lawned beyond. Paved patio. Timber shed. Gateway to driveway at rear which is accessed from Quernstone Lane.

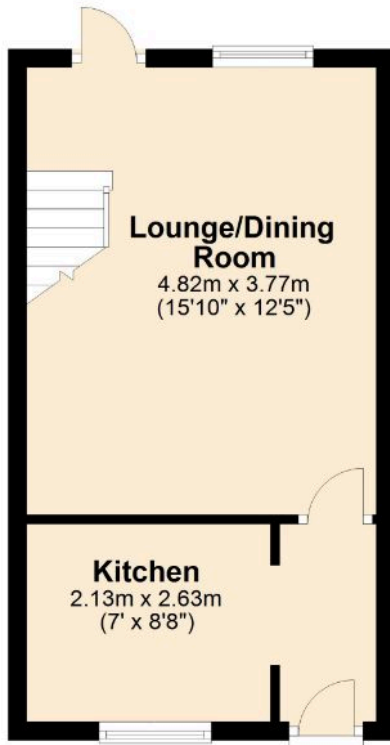


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

32 Tallyfield End, Danefield, Northampton NN4 8UX
£210,000 Freehold

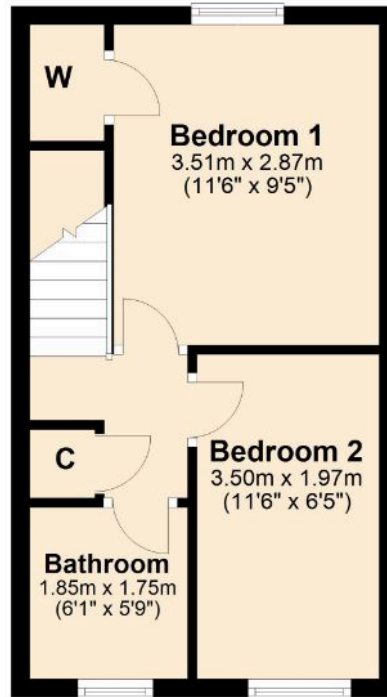
Ground Floor

Approx. 26.6 sq. metres (286.4 sq. feet)

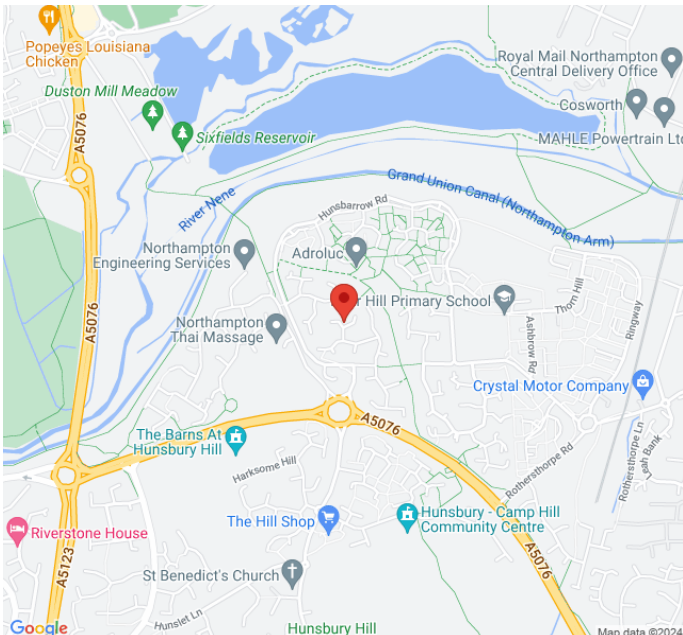


First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 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).

32 Tallyfield End, Danefield, Northampton NN4 8UX
£210,000 Freehold

