



16 Friars Crescent, Delapre, Northampton, NN4 8QA
£250,000 Freehold

A mature two bedroom semi detached bungalow located south of the town centre in the popular Delapre area with local schooling and other amenities close by. The property is much improved and benefits from uPVC double glazing and gas fired radiator central heating. The accommodation offers an entrance hall, lounge with French doors to conservatory, kitchen, two bedrooms, refitted bathroom, walled front garden with re-laid block paved frontage and a small garage/store accessed via a service road at the rear. NO CHAIN. EPC Rating D. Council Tax Band: B

Mature Semi-Detached Bungalow | Two Bedrooms | Conservatory | Double Glazing & Central Heating | Good Size Gardens & Rear Vehicular Service Road | No Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via double glazed door. Feature radiator. Wood laminate flooring. Spotlights. Television aerial point.

LOUNGE 4.29m x 3.33m (14'1 x 10'11)

Door to conservatory. Feature radiator. Wood laminate floor. Spotlights.

CONSERVATORY 2.90m x 3.02m (9'6 x 9'11)

Dual aspect double glazed windows and doors. Tiled floor.

KITCHEN 3.71m x 2.54m (12'2 x 8'4)

Two double glazed windows to rear elevation. Radiator. Double glazed door to rear garden. Fitted with a range of wall, base and drawers units with work surfaces over. Tiled splash backs. Stainless steel sink and drainer unit with mixer tap over. Wall mounted Glow Worm combination boiler. Space for white goods. Tiled floor.

BEDROOM ONE 3.61m x 3.30m (11'10 x 10'10)

Double glazed bay window to front elevation. Feature radiator. Wood laminate flooring. Spotlights.

BEDROOM TWO 2.51m x 2.49m (8'3 x 8'2)

Double glazed window to front elevation. Radiator. Spotlights. Sliding fronted wardrobe.

SHOWER ROOM 1.78m x 1.55m (5'10 x 5'1)

Feature radiator. Suite comprising wash hand basin with mixer tap over and cupboard below, low level WC and corner shower cubicle with deluge style shower attachment over. Floor to ceiling tiling. Tiled floor.

OUTSIDE

FRONT GARDEN

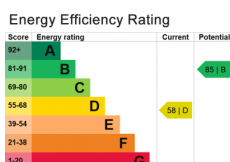
Brick block double width driveway providing off road parking. Path to storm porch.

REAR GARDEN

Enclosed by panelled fencing. Patio area. Gated side access. Shed. Good sized lawned garden. There is a rear service road leading to a gated rear entrance with access to a small garage.

DRAFT DETAILS

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

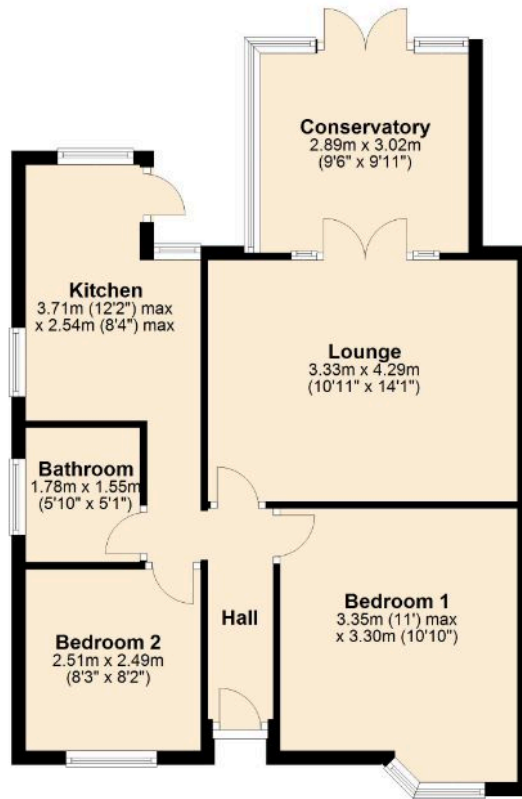


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 59.9 sq. metres (644.7 sq. feet)



Total area: approx. 59.9 sq. metres (644.7 sq. feet)



LOCAL AREA INFORMATION

Adjacent to Far Cotton and just a mile from Northampton town centre, the focal point of this district is Delapre Abbey, a former convent sitting in 508 acres of parkland and formal gardens. As well as a public golf course, the site today has a year round tea room and offers itself for functions and events including hosting the annual Northampton CAMRA Beer Festival. With a small supermarket and a medical centre within Delapre itself, residents tend to use the larger supermarket, shops and businesses in St Leonard's Road, Far Cotton. Additional high street shopping, entertainment and leisure facilities can be accessed in Northampton town centre along with a mainline train station serving London Euston and Birmingham New Street. For road access, the Queen Eleanor Roundabout at the top of London Road leads onto the A45 and in turn to M1 J15.

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An advertisement for Jackson Grundy real estate. It features a smartphone displaying social media icons for Instagram, Facebook, and Twitter, along with the company logo and the slogan "stay in touch". The background is a scenic field at sunset. At the bottom, there are three circular logos: "JACKSON GRUNDY ESTATE AGENTS", "JACKSON GRUNDY The Village Agency", and "JACKSON GRUNDY LETTINGS".