



3 Parkwood Street, St James, Northampton, NN5 5DW
£205,000 Freehold

NO ONWARD CHAIN. A three bedroom, terraced, family house ideally situated close to the Train Station and Town Centre. Accommodation offers a hallway with downstairs WC, lounge and separate dining room, kitchen/breakfast space with door to garden, first floor landing with deep storage cupboard, three bedrooms, white bathroom, enclosed gardens to front and rear and off road parking for one vehicle. EPC: D. Council Tax: A.

Ideal Investment or First Purchase | Walking Distance of the Train Station | Gas Warm Air Central Heating | Three Bedrooms | Enclosed Gardens | Block Paved Driveway

modern marketing · traditional values

ENTRANCE

Timber and glazed entrance door. Stairs leading to first floor. Space under stairs. Johnson and Starley gas fired boiler. Heater vent.

LOUNGE 3.28m x 3.38m (10'9 x 11'1)

Window to front elevation. Heater vent.

DINING 2.64m x 2.51m (8'8 x 8'3)

Window to rear elevation. Heater vent.

KITCHEN 2.64m x 3.86m (8'8 x 12'8)

Door and window to rear elevation. Wall and base units with work tops including Stainless Steel Sink. Free standing electric cooker and filter hood over. Heater vent.

WC 1.42m x 1.78m (4'8 x 5'10)

Obscure window to front elevation. Low level WC and wash hand basin.

FIRST FLOOR LANDING

Deep storage cupboard. Airing Cupboard housing hot water cylinder. Access to loft space.

BEDROOM ONE 3.40m x 3.38m (11'2 x 11'1)

Window to rear elevation. Heater vent.

BEDROOM TWO 3.05m x 3.38m (10' x 11'1)

Window to front elevation. Heater vent.

BEDROOM THREE 2.72m x 3.15m (8'11 x 10'4)

Window to rear elevation. Heater vent.

BATHROOM 1.85m x 2.16m (6'1 x 7'1)

Obscure window to front elevation. Panel bath with electric shower. Low level WC. Pedestal wash hand basin. Heater vent.

FRONT

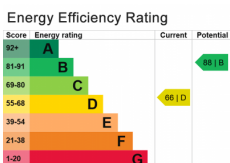
Block paved driveway for one vehicle. Attached brick store.

GARDEN

Patio and lawn. Enclosed timber and wire fencing. Gate into rear walkway. Attached brick store.

DRAFT DETAILS

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

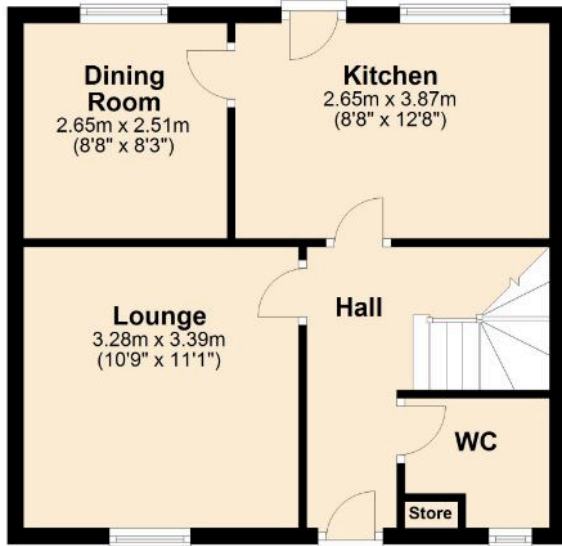


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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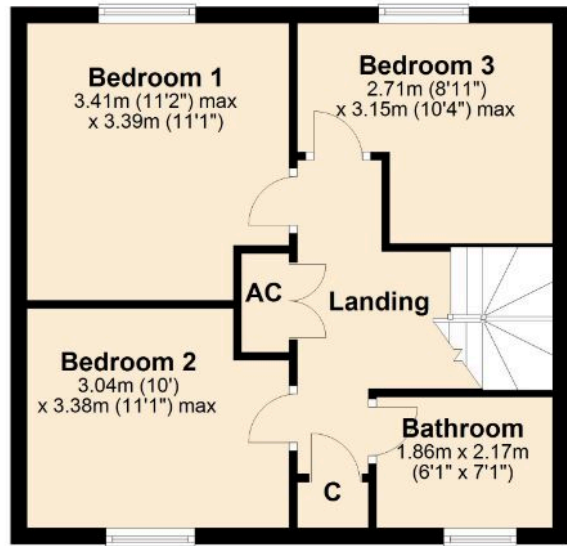
Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)

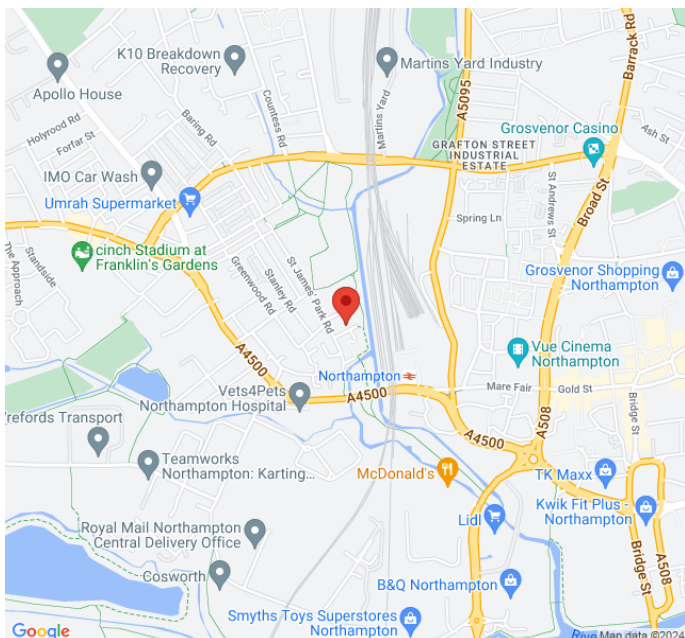


First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 80.4 sq. metres (865.9 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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