



41 Hunsbury Green, West Hunsbury, Northampton, NN4 9UL
£227,500 Freehold

A modernised, two bedroom end of terraced property situated in a no through road in the ever-popular West Hunsbury District. The property benefits from double glazing and gas central heating via a combination boiler, Accommodation comprises entrance hall, re-fitted modern grey kitchen with fitted appliances, lounge/diner with door to garden, first floor two bedrooms (both with fitted cupboards) and a shower room. Outside, the front is open plan with off road parking on a driveway to the rear with a gate into the enclosed part walled garden which enjoys a southerly aspect. EPC: C. Council Tax: B.

Popular West Hunsbury Development | Cul-de-Sac | Double Glazing & Gas Central Heating | Two Bedrooms | Off Road Parking at Rear | Southerly Facing Garden

modern marketing · traditional values

ENTRANCE PORCH

Double glazed entrance door. Obscure double glazed window to front elevation.

DRAFT DETAILS

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

LOUNGE/DINING ROOM 5.92m x 4.27m Max (19'5 x 14 Max)

Double glazed window to front elevation. Two radiators. Stairs to first floor and space under. Off set dining area which will house a four chair table. French doors to garden.

KITCHEN 2.34m x 2.18m (7'8 x 7'2)

Double glazed window to rear elevation. Base and wall units with work top surface. Stainless steel sink with mixer tap. Built in electric hob and oven with filter hood. Built in fridge/freezer.

FIRST FLOOR LANDING

Store cupboard. Access to loft housing gas fired combination boiler.

BEDROOM ONE 2.06m x 3.40m (6'9 x 11'2)

Double glazed window to front elevation. Radiator. Over stairs cupboard. Built in wardrobe.

BEDROOM TWO 2.54m x 2.18m (8'4 x 7'2)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BATHROOM 1.68m x 1.91m (5'6 x 6'3)

Obscure glazed window to rear elevation. Wash hand basin. Low level WC. Shower cubicle. Chrome ladder style radiator.

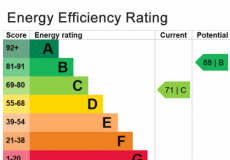
OUTSIDE

FRONT GARDEN

Open plan. Laid to lawn.

REAR GARDEN

Paved patio and artificial lawn beyond. Enclosed brick wall and fencing. Gate to driveway at rear.

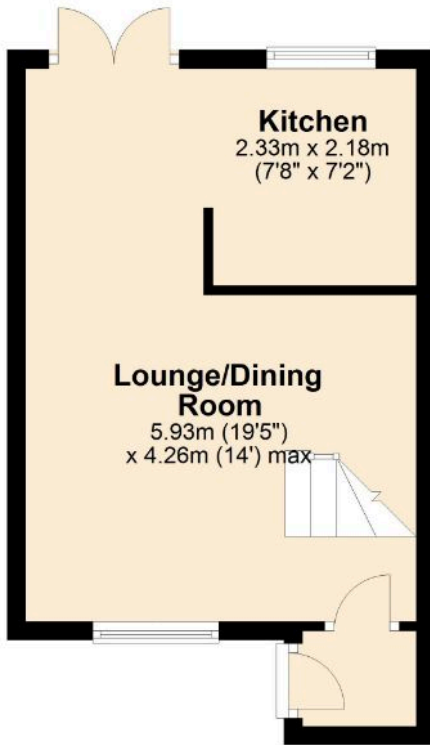


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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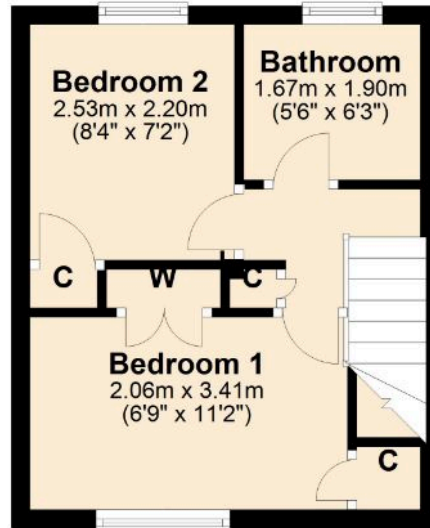
Ground Floor

Approx. 26.1 sq. metres (281.4 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Total area: approx. 48.0 sq. metres (516.2 sq. feet)



LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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