



4 The Briars, Briar Hill, Northampton, NN4 8SP
£230,000 Freehold

GREATLY IMPROVED. Jackson Grundy is pleased to offer to the market this well-proportioned terraced house with a pleasant open outlook and located on a popular development on the south side of town close to the ring road and M1 J15/15A. Further benefits include gas central heating to radiators, uPVC double-glazing modern re-fitted kitchen and bathroom. Accommodation offers an entrance hall with walk-in storage cupboard, downstairs WC, kitchen, lounge/diner with doors to garden, landing, three double bedrooms, bathroom, open plan front garden, and an enclosed rear garden with patio and gate to rear communal parking area. Viewing is highly recommended to avoid missing out. EPC Rating: C. Council Tax Band: A

Pleasant Open Outlook | Well Proportioned Rooms | Three Double Bedrooms | Gas Central Heating & Double Glazing | Downstairs WC | Low Maintenance Garden

modern marketing · traditional values

ENTRANCE HALL

Staircase rising to first floor landing with walk in cupboard under. Wood flooring. Vertical radiator.

LOUNGE 3.96m x 3.05m (13'0 x 10'0)

Double glazed window to front elevation. Radiator. Open plan to:

DINING AREA 3.53m x 2.11m (11'7 x 6'11)

Obscure double glazed door to garden. Radiator. Wood laminate flooring.

WC

Low level WC and wash hand basin. Radiator. Wood laminate flooring. Tiling to dado height. Extractor fan.

KITCHEN 2.74m x 2.44m (9'0 x 8'0)

Double glazed window to rear elevation. Contemporary wall and base units with work surfaces over. Single drainer sink unit with mixer tap. Filter hood. Wood laminate flooring. Space for dishwasher and upright fridge/freezer inside tall cupboard.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 3.86m x 2.79m (12'8 x 9'2)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.38m x 2.79m (11'1 x 9'2)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.84m x 2.13m (9'4 x 7'0)

Double glazed window to front elevation. Radiator.

BATHROOM 1.65m x 2.36m (5'5 x 7'9)

High level obscure double glazed window. Cupboard housing gas fired combination boiler. Suite comprising panelled bath with shower over, wash hand basin in vanity unit and low level WC. Stylish tiling to splash back areas. Ladder style radiator.

OUTSIDE

FRONT GARDEN

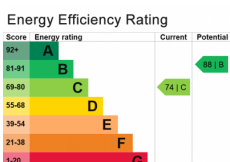
Open plan and laid to lawn with footpath to front door.

REAR GARDEN

Paved patio and decked seating areas. Timber shed and undercover storage. Further store with space for washing machine. Gate to communal parking area.

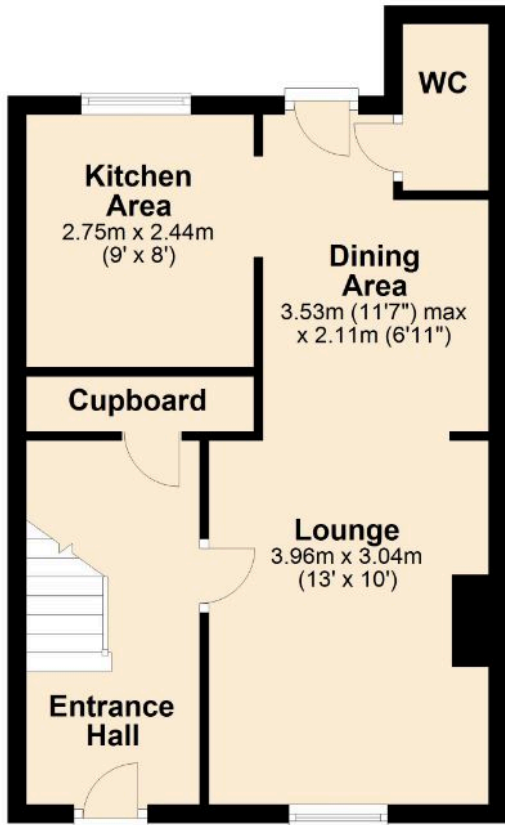
DRAFT DETAILS

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

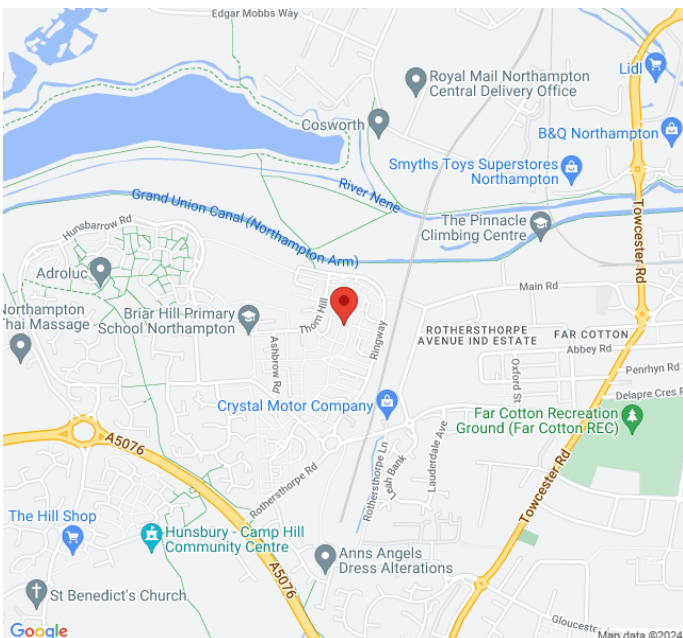
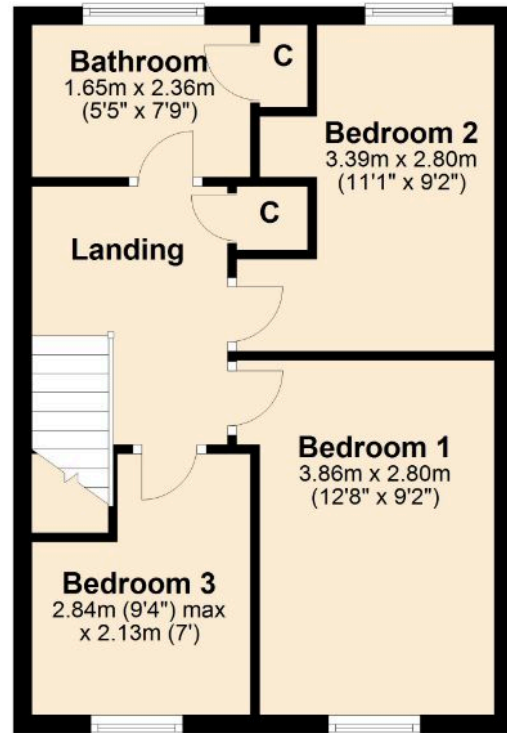


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Ground Floor



First Floor



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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