



29 Pembroke Road, Spencer, Northampton, NN5 7EN
Guide Price £150,000 Freehold

OPEN DAY – CALL FOR VIEWING TIMES. A two bedroom terraced house located on the Spencer development with local amenities close by including the train station. The property benefits from majority double-glazing but would need general modernisation throughout. Entrance hall, lounge, galley kitchen/diner accessing garden and under-stairs store, first floor landing, two double bedrooms, bathroom, gardens extending to front and rear garden with side pedestrian access shared with No.31. On street parking. NO ONWARD CHAIN. EPC Rating: G. Council Tax Band: A

Mature Terraced House | Two Double Bedrooms | Majority Double Glazing | In Need of Modernisation | Good Size Gardens & Side Access | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

Staircase rising to first floor landing.

LOUNGE 4.06m x 3.71m (13'4 x 12'2)

Double glazed window to front elevation. Chimney breast and open fireplace.

KITCHEN 1.88m x 4.70m (6'2 x 15'5)

Double glazed door and window to rear elevation.
Double drainer stainless steel sink unit.
Understairs cupboard.

FIRST FLOOR LANDING

Access to loft space. Tongue and groove clad ceiling.

BEDROOM ONE 3.35m x 5.28m (11'0 x 17'4)

Double glazed window to front elevation.
Overstairs recess. Chimney breast and cupboards to alcoves.

BEDROOM TWO 2.62m x 2.49m (8'7 x 8'2)

Double glazed window to rear elevation. Airing cupboard housing hot water cylinder.

BATHROOM

Two obscure double glazed windows. Bath, wash hand basin and low level WC.

OUTSIDE

FRONT GARDEN

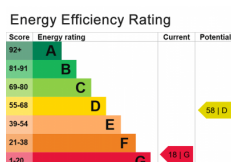
Hedged boundary. Access shared with no.31 via the side passageway.

REAR GARDEN

Overgrown lawned garden. Chain link fencing. Dilapidated shed.

DRAFT DETAILS

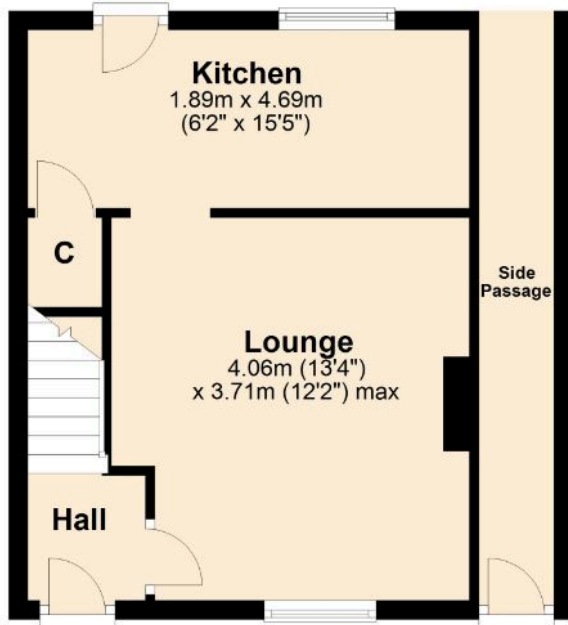
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

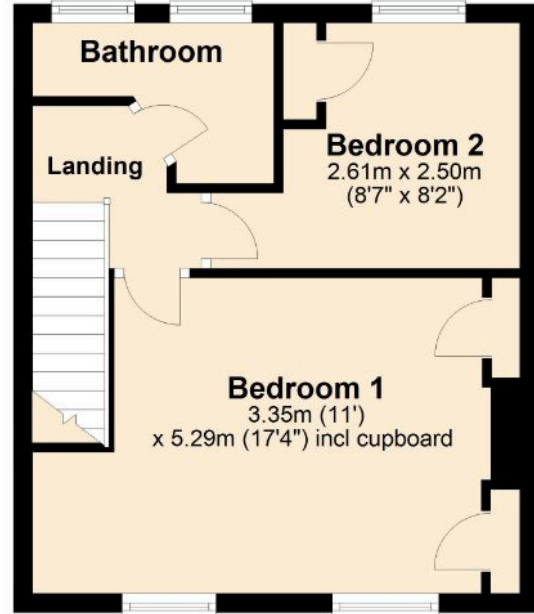
Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)

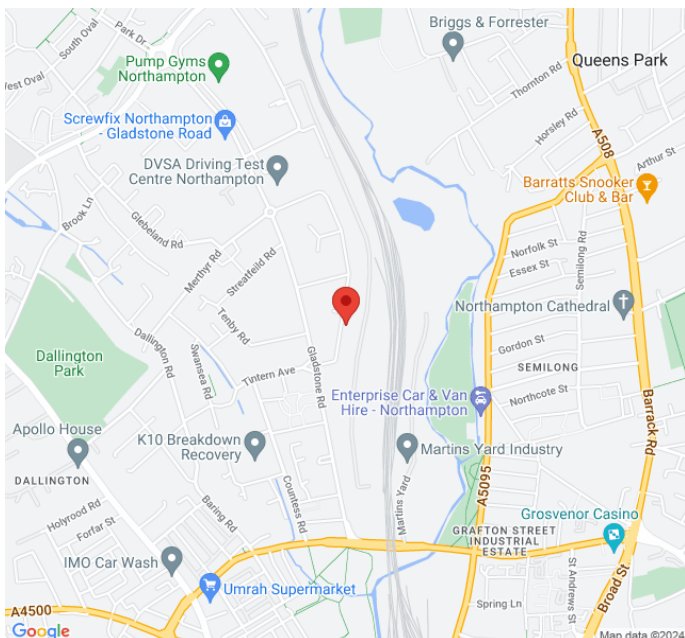


First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 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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