



HOWKINS &
HARRISON

34 Grendon Walk, Parklands, Northampton, NN3 6EP

Guide Price £225,000

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A modernised semi detached bungalow which has undergone a number of improvements recently to include, a new kitchen with appliances, refitted bathroom suite, new central heating system and flooring throughout and offered with no upward chain.

Accommodation

The accommodation is entered throughout either UPVC doors in the hall where there is a store cupboard and tiled floor which continues into the refitted kitchen which has a range of modern high gloss cabinets, working surfaces incorporating a sink unit, hob, oven, fridge/freezer, concealed "combi" gas fired boiler and UPVC door to the side.

The lounge has a feature fireplace with a coal effect electric fire and mantel surround, the inner hall has a linen cupboard and gives access to the two bedrooms and the refitted bathroom suite. From the second bedroom there are UPVC French doors into the conservatory which runs the width of the bungalow with a tiled floor and two sets of sliding patio doors onto the rear garden which is gravelled and enclosed by fencing. The front of the property is mainly block paved with a driveway to the side leading to the garage.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

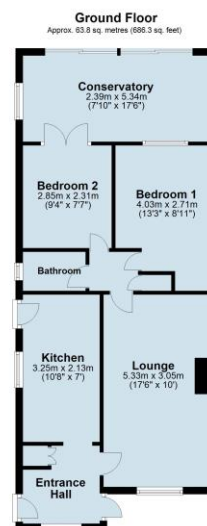
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

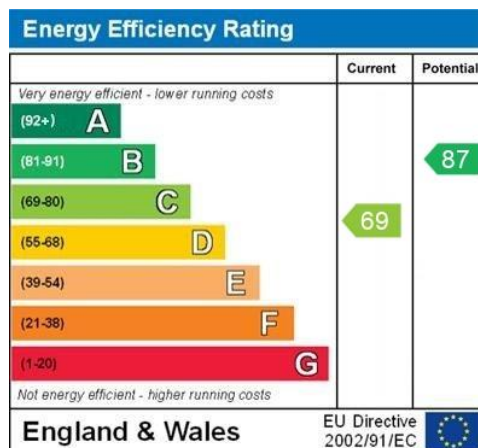
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.
Tel: 0300-1267000
Council Tax Band- B



Total area: approx. 63.8 sq. metres (686.3 sq. feet)



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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