



HOWKINS &  
HARRISON

47 Jenner Crescent, Kingsthorpe, Northampton, NN2 8NB

Guide Price £234,950

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A two bedroom end of terrace home set in the desirable location of Jenner Crescent and situated in a cul-de-sac position, within short commute of local schools and amenities, an ideal starter home for first time buyers or investment opportunity.

## Ground Floor

The property is entered through a composite door into the hallway leading to the kitchen and lounge/diner. The kitchen has a range of gloss facing cabinets and work surfaces incorporating; stainless steel kitchen sink, electric oven and electric hob with extractor fan over, space and plumbing for washing machine and fridge/freezer. The lounge/diner has stairs rising to the first floor accommodation and french Upvc doors to the garden.

## First Floor

There are two double bedrooms with built in wardrobes to the master and family bathroom with panelled bath with shower over, WC and wash basin.

## Outside

The front garden is mainly laid to lawn with a tandem drive leading to side gated access to the rear.

The rear garden includes a paved patio and slate seating area, with a raised flower bed and laid to lawn, enclosed by fence panelling.

## 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

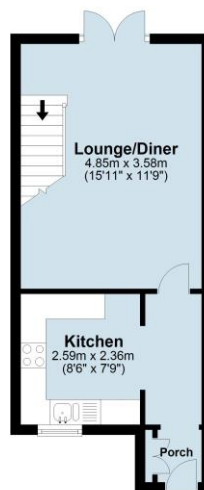
West Northamptonshire Council.  
Tel: 0300-1267000  
Council Tax Band- B

## Howkins & Harrison

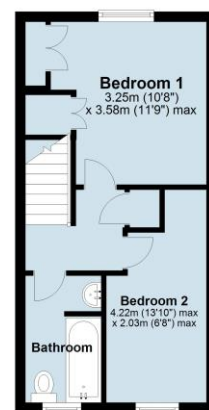
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Ground Floor  
Approx. 28.3 sq. metres (304.3 sq. feet)



First Floor  
Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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