



33 Kingsland Avenue, Kingsthorpe, Northampton, NN2 7PP
Guide Price £245,000 Freehold

NO CHAIN A three/four bedroom spacious and versatile end of terrace property situated in the sought after location of Kingsthorpe within close proximity to local amenities, bus routes

and schooling. The generous accommodation briefly comprises of a welcoming entrance hall, separate reception rooms allowing potential for the fourth bedroom, kitchen and downstairs W.C to the ground floor. To the first floor you will find three well-proportioned bedrooms and a family bathroom. Externally you will find a generous well-kept frontage mainly laid to lawn. And to the rear a large private rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain. Currently used as a fully functioning House of Multiple Occupancy. Call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: B

Three/Four Bedrooms End Terrace | No Chain | Potential for Fully Functioning House of Multiple Occupancy | Side Access | Generous Rear Garden | Close to Local Amenities

modern marketing · traditional values

ENTRANCE

Entering through the double glazed front door. Wall mounted radiator. Tiled Hallway. Access to all rooms and stairs rising to the first floor.

LOUNGE 4.57m x 3.35m (15' x 11')

Double glazed bay window to front elevation. Wall mounted radiator. Carpeted. Smoke alarm and fire doors.

DINING ROOM / BEDROOM FOUR 3.05m x 3.33m (10' x 10'11)

Double glazed window to rear elevation. Wall mounted radiator. Carpeted. Smoke alarm and fire door.

KITCHEN 2.44m x 2.72m (8' x 8'11)

Double glazed window to the rear elevation. Door and double glazed window to side elevation. Range of wall and base units. Stainless steel sink and fitted cooking appliances.

WC

Double glazed window to side elevation. Low level WC and wash hand basin. Lino flooring.

HALLWAY

Stairs rising to the first floor landing with double glazed window to the side elevation and loft access.

BEDROOM ONE 3.35m x 3.35m (11' x 11')

Double glazed window to front elevation. Wall mounted radiator. Carpeted. Smoke alarm and fire door. Integrated cupboard.

BEDROOM TWO 3.05m x 3.35m (10' x 11')

Double glazed window to rear elevation. Wall mounted radiator. Carpeted. Smoke alarm and fire door. Fitted cupboard.

BEDROOM THREE 2.13m x 2.72m (7' x 8'11)

Double glazed window to rear elevation. Wall mounted radiator. Carpeted. Fitted smoke alarm and fire door.

BATHROOM 1.78m x 2.13m (5'10 x 7')

Obscured double glazed window to the front elevation. Wall Mounted radiator. Partial tiling with lino flooring. Integrated storage cupboards including water tank. Three piece bathroom suite including bath. Wash hand basin and low level WC.

OUTSIDE

FRONT GARDEN

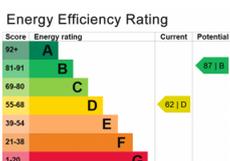
Mainly laid to lawn. Enclosed by retaining wall and pathway leading to the front door.

REAR GARDEN

A generous private rear garden. Mainly laid to lawn with enclosed by a timber fence. Side gate allowing one neighbouring property access.

DRAFT DETAILS

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

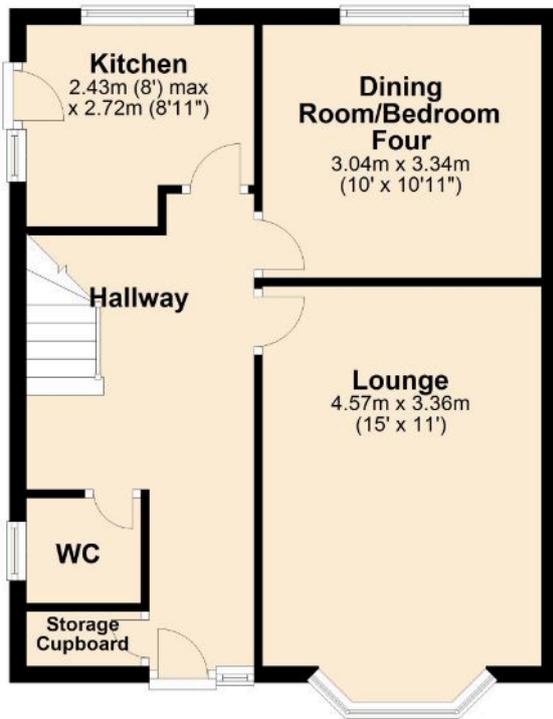


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)

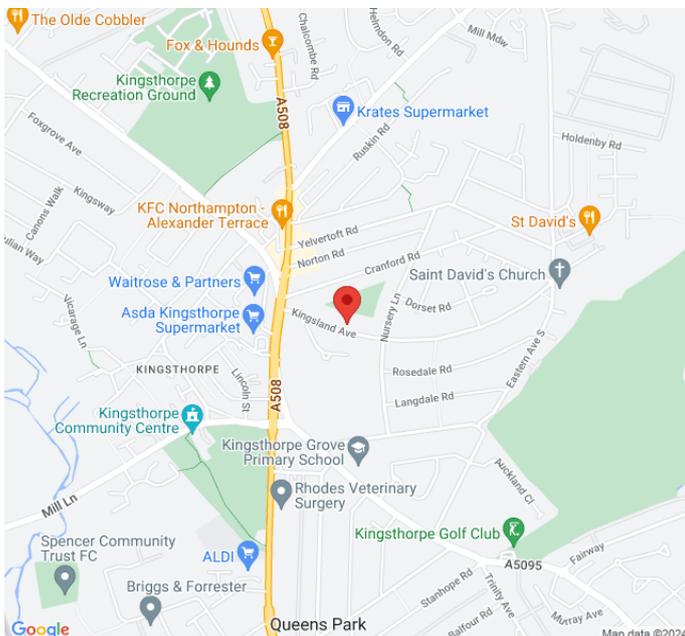


First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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