



**97 Cecil Road, Kingsthorpe, Northampton, NN2 6PG**  
**£260,000 Freehold**

A well presented three bedroom terraced property situated on Cecil Road within walking distance to amenities and schools. The ground floor accommodation comprises entrance hall, lounge/dining room, kitchen and cloakroom. To the first floor there are three bedrooms and a family bathroom. To the rear is a pleasant garden, well established with plants and shrubs and patio area. Call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax: B.

**Three Bedroom Victorian Terrace | Upstairs Bathroom | Kitchen/Breakfast Room | Lounge/Dining Room | Good Condition Throughout | Sought after Location**

**modern marketing · traditional values**

### ENTRANCE

Entry via a timber glazed door and tiled steps within storm porch.

### HALLWAY

Exposed floorboards. Stairs to first floor landing. Radiator.

### LOUNGE/DINING ROOM 6.91m x 3.58m (22'8 x 11'9)

uPVC double glazed window to front elevation and uPVC doors into garden. Two radiators. Exposed floorboards. Door to kitchen.

### KITCHEN 5.26m x 2.67m (17'3 x 8'9)

uPVC double glazed window to side elevation. Radiator. Wall and base off white cupboards with wood effect roll top surface over with tiled splash back. Fitted oven with four ring gas hob over and extractor. One and a half bowl stainless steel sink and drainer. Space for white goods. Vinyl flooring. Door to rear and cellar.

### REAR LOBBY

uPVC door into rear garden and door to cloakroom.

### WC

uPVC double glazed obscure window to rear elevation. Low flush WC and wall mounted wash hand basin. Tiled half walls.

### FIRST FLOOR LANDING

Doors to all rooms.

### BEDROOM ONE 3.10m x 4.60m (10'2 x 15'1)

Two uPVC double glazed window to front elevation. Radiator. Storage cupboard with loft access.

### BEDROOM TWO 3.51m x 2.97m (11'6 x 9'9)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 3.48m x 2.69m (11'5 x 8'10)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 1.70m x 1.75m (5'7 x 5'9)

uPVC double glazed obscure window to side elevation. Radiator. Vinyl floor. Low flush WC. Pedestal wash hand basin. Panel bath with shower over and folding screen. Tiled walls.

### OUTSIDE

### FRONT GARDEN

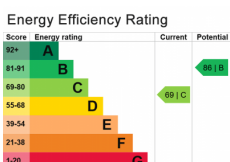
Low wall and gate. Slabbed area and steps to front door.

### REAR GARDEN

Slabbed patio with lawn area and further rear patio and hard standing for shed. A wealth of shrubs and planted borders.

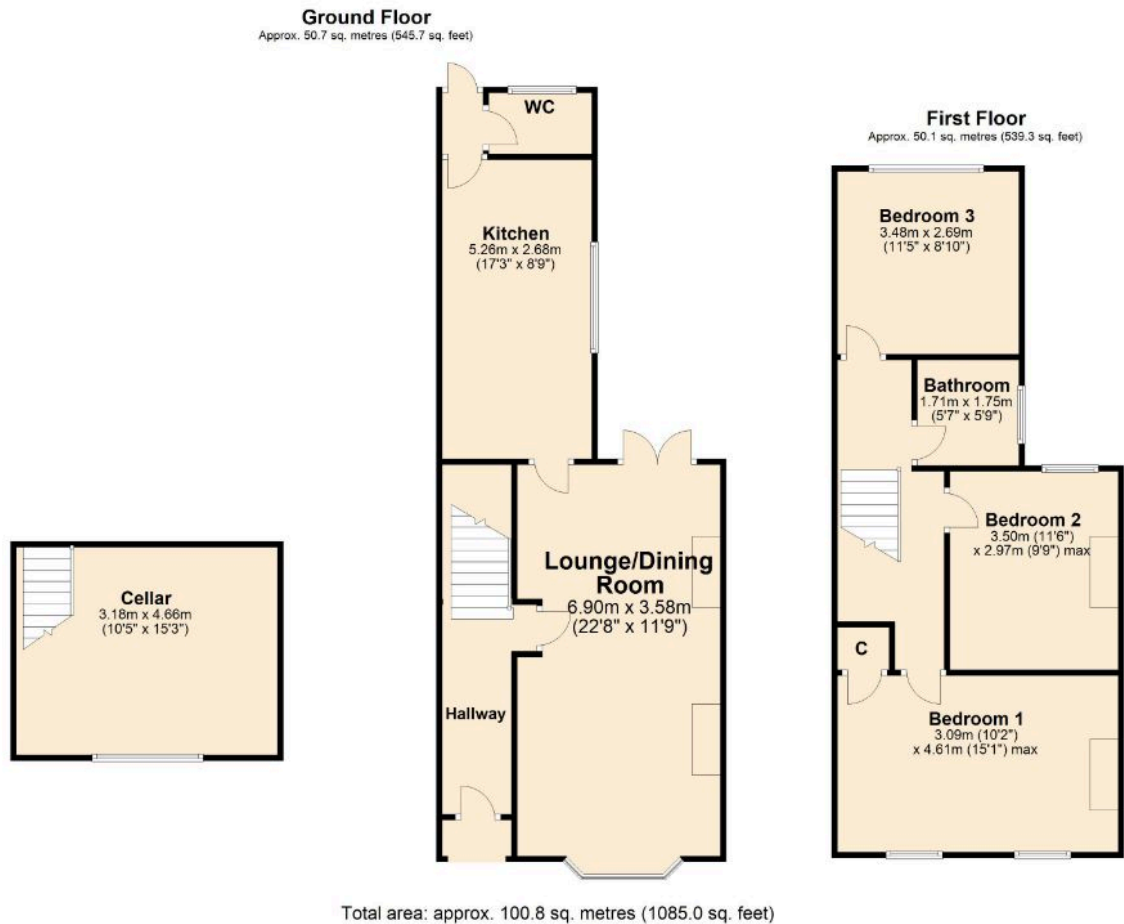
### DRAFT DETAILS

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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## 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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