



**76 Balmoral Road, Kingsthorpe, Northampton, NN2 6JZ**  
**£260,000 Freehold**

A well presented three bedroom Victorian terrace home situated within walking distance of local amenities. The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, WC and access to the cellar. To the first floor are three double bedrooms and a modern refitted family bathroom. To the rear is a well maintained garden with decking area and mainly laid to lawn. Offered with no onward chain. Please call 01604 722197 to arrange an appointment to view. EPC Rating: E. Council Tax Band: B

**Well Presented Throughout | Three Double Bedrooms | Refitted Modern Bathroom |  
Kitchen/Breakfast Room | Utility & Cloakroom | No Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite semi glazed entrance door. Fitted mat. Radiator. Staircase rising to first floor landing. Coving. Doors to:

### LOUNGE 3.04m x 3.58m (10'0 x 11'9)

uPVC double glazed sash bay window to front elevation. Radiator. Open fireplace with decorative surround. Picture rail. Cornicing.

### DINING ROOM 3.50m x 2.93m (11'6 x 9'7)

uPVC double glazed window and door to rear elevation. Exposed brick alcove. Radiator. Picture rail.

### KITCHEN 3.59m x 2.61m (11'9 x 8'7)

uPVC double glazed window to side elevation. Wood effect wall and base units with work surfaces over. Tiling to splash back areas. Tiled floor. Coving. Radiator. One and a half bowl sink and drainer with mixer tap over. Built in oven with five ring gas hob and extractor. Space for two appliances.

### UTILITY ROOM 1.5m x 2.61m (4'11 x 8'7)

uPVC double glazed window to side elevation. Wall mounted boiler. Tiled floor. Roll top work surfaces. Wall mounted cupboards.

### WC

Single glazed window to rear elevation. High flush WC. Tiled floor. uPVC double glazed double doors to rear elevation.

### CELLAR 3.06m x 4.57m (10'0 x 15'0)

Power and light.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.16m x 4.59m (10'4 x 15'1)

uPVC double glazed sash bay window to front elevation. Radiator. Fitted cupboard. Decorative fire.

### BEDROOM TWO 3.16m x 4.59m (10'4 x 15'1)

uPVC double glazed window to rear elevation. Radiator. Decorative fireplace.

### BEDROOM THREE 3.97m x 2.65m (13'0 x 8'8)

uPVC double glazed window to rear elevation. Two radiators.

### BATHROOM

Obscure double glazed window to side elevation. Radiator. Chrome vertical radiator. Suite comprising low level WC, vanity sink with storage under and mixer tap over and double shower cubicle with rain and body shower. Tiling to splash back areas.

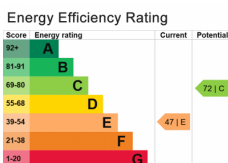
### OUTSIDE

### REAR GARDEN

Decked area with steps. Lawn area. Fence and low level WC.

### 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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