



18 Balmoral Road, Kingsthorpe, Northampton, NN2 6LA
£265,000 Freehold

A well maintained three bedroom terraced property benefitting from no onward chain and garage to the rear. The ground floor accommodation comprises entrance hall, lounge/dining room and kitchen with two built in pantry cupboards. To the first floor there are three bedrooms and family bathroom. To the rear there is a well maintained garden with an open feel leading to a single garage and rear pedestrian access. To the front is a garden enclosed by gate and fence. The property also benefits from uPVC double glazing throughout, two outbuildings for storage and plumbing for a cloakroom and well positioned within close proximity to local shops and schools. Call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: B

No Chain | Three Bedrooms | Terrace | Garage To The Rear | Pleasant Garden | Lounge/Dining Room

modern marketing · traditional values

ENTRANCE PORCH

Wooden double entrance doors. Glazed timber door to:

HALLWAY

Radiator. Staircase rising to first floor landing. Doors to:

LOUNGE/DINING ROOM 7.3m x 4.10m (23'11 x 13'5) Max

uPVC double glazed bay window to front elevation. Double sliding doors to rear elevation. Two gas fireplaces. Coving. Radiator.

KITCHEN 2.55m x 2.42m (8'4 x 7'11)

uPVC double glazed window to rear elevation. Door to garden. Wall and base units with wood effect work surfaces over. Tiling to splash back areas. Vinyl flooring. Two built in cupboards/pantry. Space for washing machine, oven and fridge. Porcelain sink and drainer with mixer tap over. uPVC double glazed window to rear elevation. Doors to:

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.6m x 3.5m (11'10 x 11'6)

uPVC double glazed bay window to front elevation. Radiator. Coving.

BEDROOM TWO 3.6m x 3.4m (11'10 x 11'2)

uPVC double glazed window to rear elevation. Radiator. Fitted cupboard.

BEDROOM THREE 2.5m x 2.3m (8'2 x 7'7)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiled walls. Tiling to splash back areas. Wall mounted boiler. Vinyl flooring.

OUTSIDE

FRONT GARDEN

Enclosed by low fence and gate into frontage area. Slabs leading to front door and shrub area.

REAR GARDEN

Patio area. Two outhouses. Steps down to lawn, gravel area and garage.

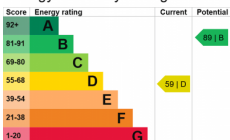
GARAGE

Concrete garage with windows to rear and side elevations. Pedestrian and vehicle door.

DRAFT DETAILS

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

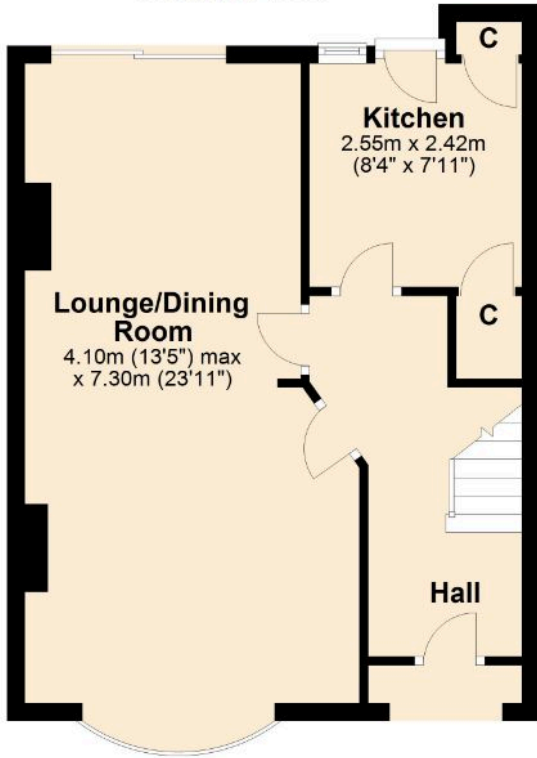
Energy Efficiency Rating



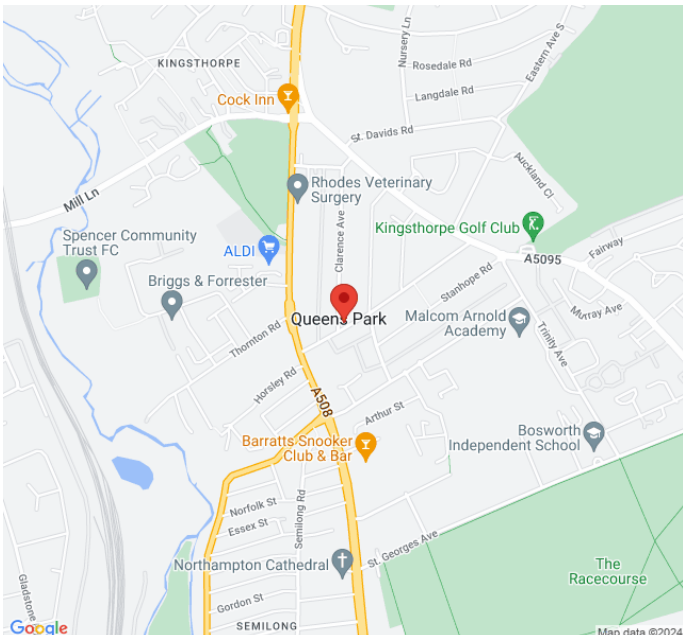
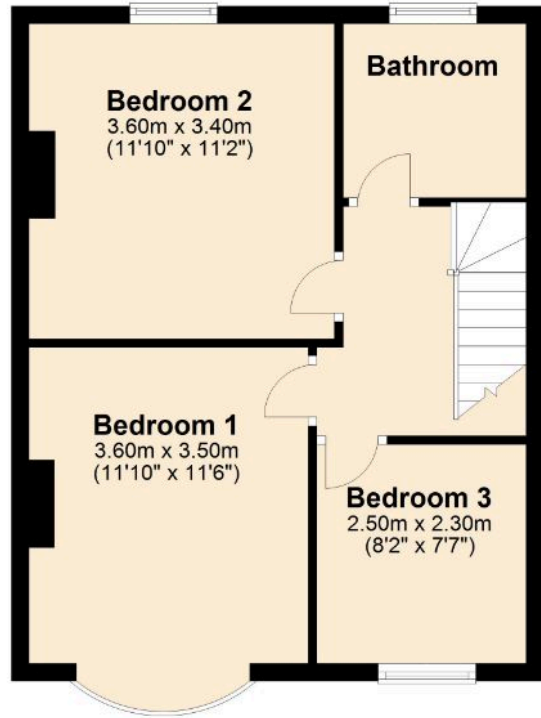
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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



First Floor



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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