



**74 Junction Road, Kingsley, Northampton, NN2 7HS**  
**£185,000 Freehold**

A perfect opportunity for a first time buyer or investor to purchase this two bedroom Victorian terrace in one of Northampton's most popular areas. Located in Kingsley, the home is offered with no upper chain comprising in brief lounge/dining room with an open fireplace and a kitchen with pantry to the ground floor, with two bedrooms and a three piece family bathroom to the first floor. A generous and enclosed garden to the rear makes this an opportunity not to be missed! EPC Rating: D. Council Tax Band: A

**Two Bedroom Terrace Home | Three Piece Bathroom | Lounge/Dining Room | Kitchen With Pantry | Enclosed Garden To Rear | No Upper Chain**

**modern marketing · traditional values**

## ENTRANCE

uPVC entrance door to lounge.

## LOUNGE 3.18m x 3.84m (10'5 x 12'7)

uPVC double glazed window to front elevation. Open fireplace. Stripped floorboards. Cupboard housing gas and electric meters. Squared archway to:

## DINING ROOM 3.18m x 2.95m (10'5 x 9'8)

uPVC double glazed window to rear elevation. Radiator. Stripped floorboards. Door to kitchen.

## KITCHEN 2.90m x 1.88m (9'6 x 6'2)

uPVC double glazed window and door to garden. Doorway to pantry. A range of wall mounted and base level cupboards and drawers with timber work surfaces over. Space and plumbing for white goods. Extractor hood over cooking area. Part tiled walls.

## FIRST FLOOR LANDING

Cupboard housing Vaillant combination boiler. Doors to:

## BEDROOM ONE 3.18m x 3.81m (10'5 x 12'6)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.18m x 2.34m (10'5 x 7'8)

uPVC double glazed window to rear elevation. Radiator. Over head wall mounted cupboards.

## BATHROOM 2.92m x 1.91m (9'7 x 6'3)

uPVC double glazed window to side elevation. Radiator. Three piece suite comprising panelled bath with shower over, low level WC and vanity wash hand basin. Part tiled walls.

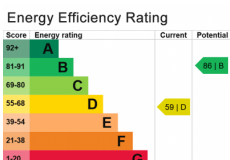
## OUTSIDE

### REAR GARDEN

Enclosed by timber panelled fencing and brick walls. Paved patio areas. Some raised bedding areas to borders. Timber, brick and metal sheds to hardstandings. Corrugated plastic canopy to kitchen exit to garden.

### DRAFT DETAILS

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

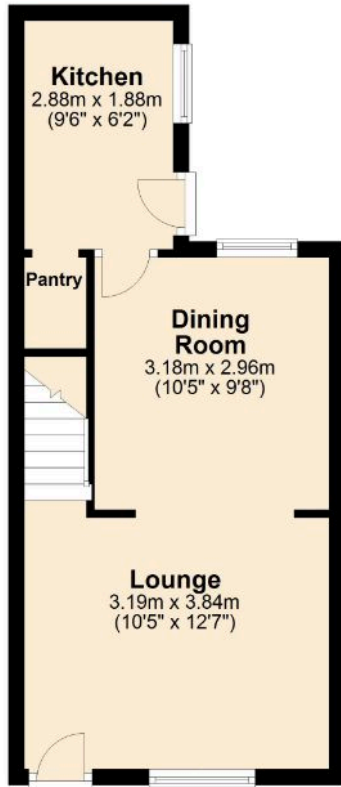


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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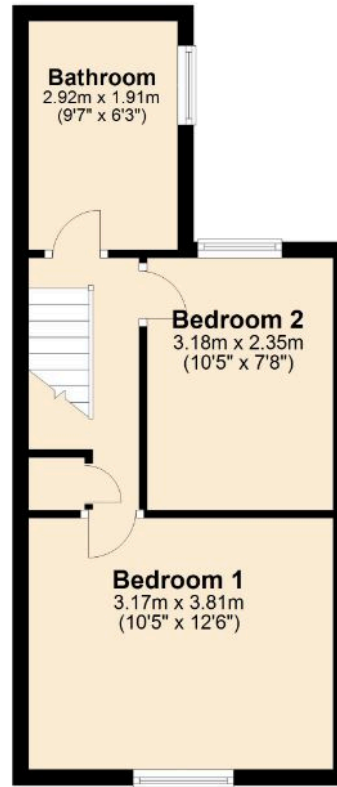
### Ground Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)



## LOCAL AREA INFORMATION

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.

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