



55 Byron Street, Poets Corner, Northampton, NN2 7JE
£210,000 Freehold

Jackson Grundy are proud to offer for sale this two bedroom Victorian terrace home in Poets Corner boasting a refitted kitchen and refitted four piece bathroom suite. The home has been much improved by the vendors and is offered with no upper chain. In brief the home comprises lounge/dining room, refitted kitchen and a utility all to the ground floor, with two double bedrooms to the first floor and a refitted four piece bathroom to the first floor. Outside offers a generous rear garden largely laid to lawn and paved patio. Call as soon as possible to book your viewing. EPC Rating D. Council Tax Band B.

Two Bedroom Victorian Terrace | Refitted Four Piece Family Bathroom | Refitted Kitchen | Generous Rear Garden | uPVC Double Glazing | No Upper Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via timber front door. Radiator. Stairs rising to first floor landing. Wooden flooring. Doors to:

LOUNGE / DINING ROOM 6.78m x 3.43m max (22'3 x 11'3 max)

uPVC double glazed windows to front elevation. uPVC double glazed window and door to rear elevation. Two radiators. Open fireplace with wooden hearth and mantle. Cupboard housing gas and electric meters. Glazed door to kitchen.

KITCHEN 3.51m x 2.34m (11'6 x 7'8)

uPVC double glazed window to side elevation. Vertical radiator. Refitted kitchen with wall, base and drawers units with work surfaces over. Integrated appliances to include electric oven, four ring gas hob with glass splash backs and stainless steel extractor hood. Cupboard housing gas boiler. Glazed door to rear lobby.

REAR LOBBY

uPVC double glazed window and door to rear elevation. Door to utility room. Power and light connected for white goods.

FIRST FLOOR LANDING

Cupboard. Doors to:

BEDROOM ONE 4.29m x 3.20m (14'1 x 10'6)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.48m x 2.67m (11'5 x 8'9)

uPVC double glazed to rear elevation. Radiator. Floorboards.

BATHROOM 3.38m x 2.34m (11'1 x 7'8)

Double glazed window to rear elevation. Radiator. Refitted four piece suite comprising roll top bath with claw feet, walk in shower cubicle, low level WC and wide fit wash hand basin set into vanity unit.

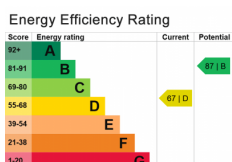
OUTSIDE

REAR GARDEN

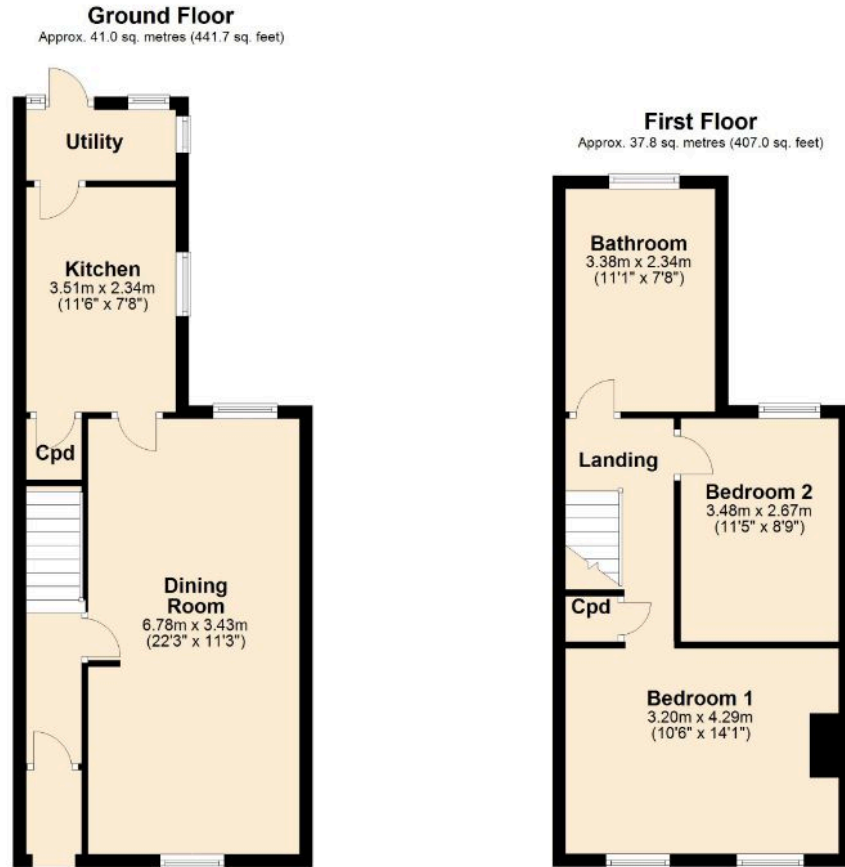
Largely laid to lawn with paved patio area. Enclosed by timber fencing. Shed to hardstanding.

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.



Total area: approx. 78.8 sq. metres (848.7 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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