



2 Brookland Road, Phippsville, Northampton, NN1 4SL
£270,000 Freehold

This well presented three bedroom end of terrace home is offered for sale by Jackson Grundy. Located in the desirable area of Phippsville, the home benefits from period features and a beautiful hallway and landing. In brief the home comprises lounge, dining room and kitchen to the ground floor, with three bedrooms including two generous doubles to the first floor and a three piece bathroom. Outside offers a wider plot than many on this road thanks to being end of terrace and enjoys a front garden and a generous and enclosed garden to the rear with potential for a garage (subject to planning) via an alleyway to the rear. Call now to book your viewing! EPC Rating: TBC. Council Tax Band: C

End Of Terrace Home | Three Bedrooms | Front & Rear Gardens | Generous Reception Rooms | Two Double Bedroom, One Single | Alleyway To Rear

modern marketing · traditional values

HALLWAY

Original glazed timber entrance door. Window to front elevation. Staircase rising to first floor landing. Cupboard housing fusebox. Radiator. Doors to pantry and:-

DINING ROOM 3.94m x 3.96m (12'11 x 13'0) into bay

Glazed bay window to front elevation. Radiator. Stripped floorboards. Feature fireplace.

LOUNGE 3.94m x 3.30m (12'11 x 10'10)

uPVC double glazed windows to rear elevation. Radiator. Gas fireplace.

KITCHEN 2.49m x 2.46m (8'2 x 8'1)

uPVC double glazed window to side elevation. Radiator. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Fitted electric oven, four ring electric hob with extractor over. Space and plumbing for white goods. Glazed door to side elevation. Original tiled floor. Tiling to splash back areas.

FIRST FLOOR LANDING

Window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 4.04m x 3.96m (13'3 x 13'0) into bay

Glazed bay window to front elevation. Radiator. Feature fireplace.

BEDROOM TWO 3.43m x 3.30m (11'3 x 10'10)

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. Built in wardrobe and cupboard.

BEDROOM THREE 2.51m x 2.49m (8'3 x 8'2)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.26m x 1.83m (7'5 x 6'0)

Original glazed windows to front and side elevations. Radiator. Three piece suite comprising roll top claw foot bath with globe taps, pedestal wash hand basin and low level WC. Stripped floorboards.

OUTSIDE

FRONT GARDEN

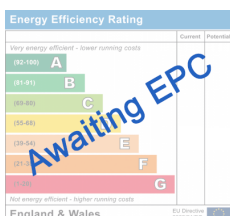
Enclosed by privet hedge and picket fence and gate. Bedding area and paved and concrete to paths.

REAR GARDEN

Largely laid to lawn. Gravelled and paved areas with mature and well stocked bedding areas to borders. Enclosed by timber panel fencing and re-enforced concrete posts. Hardstanding with potential for development. Outside WC.

DRAFT DETAILS

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

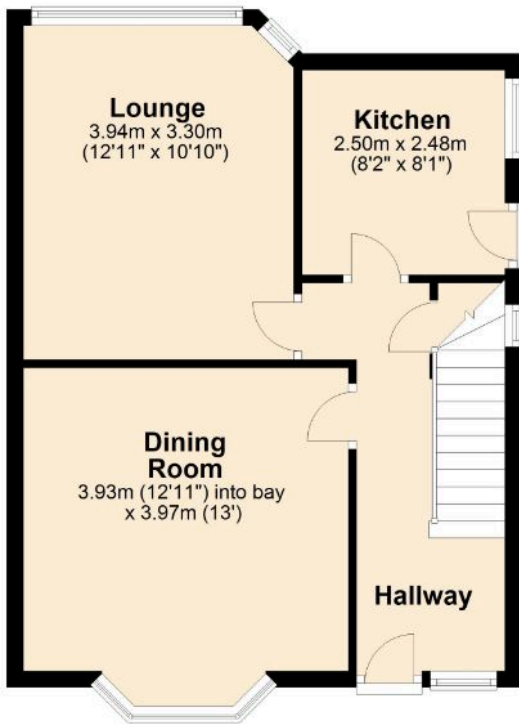


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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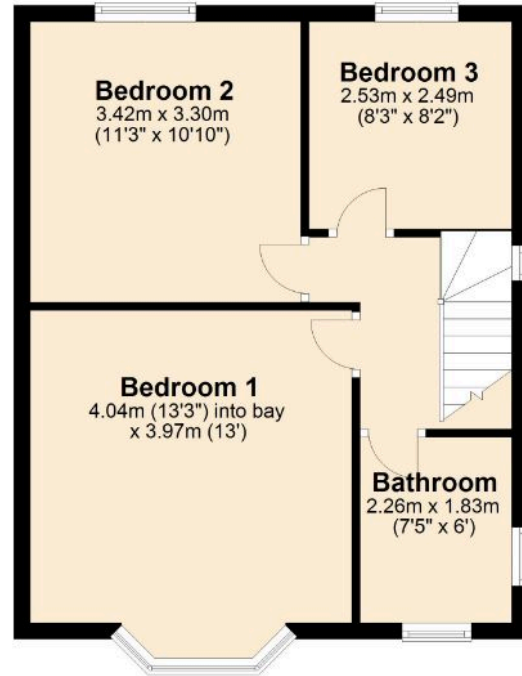
Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 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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