



70 Junction Road, Kingsley, Northampton, NN2 7HS
£180,000 Freehold

This beautifully presented three bedroom terraced home is offered for sale by Jackson Grundy. The home has been significantly improved including a refitted kitchen and bathroom and changes in the configuration both downstairs and upstairs creating an open plan layout to the ground floor and positioning of the bathroom to the first floor. In brief the home comprises lounge/dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside offers a well presented garden laid largely to lawn and decking. The property is currently tenanted and an opportunity is there to retain the current tenant, this a wonderful opportunity for both first time buyer or indeed investor. Call now to book your viewing! EPC Rating: C. Council Tax Band: A

Three Bedrooms | Upstairs Bathroom | Beautifully Presented | Refitted Kitchen & Bathroom | Tenant In Situ | Perfect Investment

modern marketing · traditional values

ENTRANCE PORCH

Composite entrance door. Glazed door to:

LOUNGE/DINING ROOM 6.38m x 3.78m (20'11 x 12'5)

uPVC double glazed window to front elevation.
uPVC double glazed doors to rear elevation. Two radiators. Staircase rising to first floor landing. Cupboard.

KITCHEN 2.87m x 2.36m (9'5 x 7'9)

uPVC double glazed window to side elevation. High gloss white wall and base units with roll top work surfaces over. Tiling to splash back areas and floor. Fitted electric oven and four ring gas hob over. Stainless steel sink and drainer. Space and plumbing for white goods. Wall mounted gas combination boiler. Stainless steel extractor hood over hob. Inset spotlights.

FIRST FLOOR LANDING

Cupboard housing loft hatch. Doors to:

BEDROOM ONE 2.72m x 3.76m (8'11 x 12'4)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 2.87m x 1.78m (9'5 x 5'10)

uPVC double glazed window to side elevation. Radiator.

BEDROOM THREE 2.11m x 2.06m (6'11 x 6'9)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Heated towel rail. Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiling to splash back areas. Tiled floor. Extractor fan.

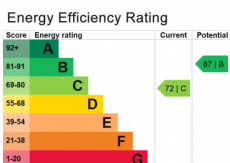
OUTSIDE

REAR GARDEN

Lawned and decked rear garden. Bark chippings to bedding area. Timber shed to hardstanding. Enclosed by timber panelled fencing. Brick wall.

DRAFT DETAILS

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

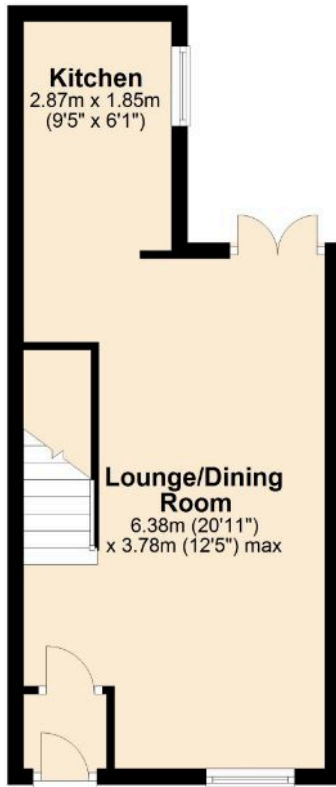


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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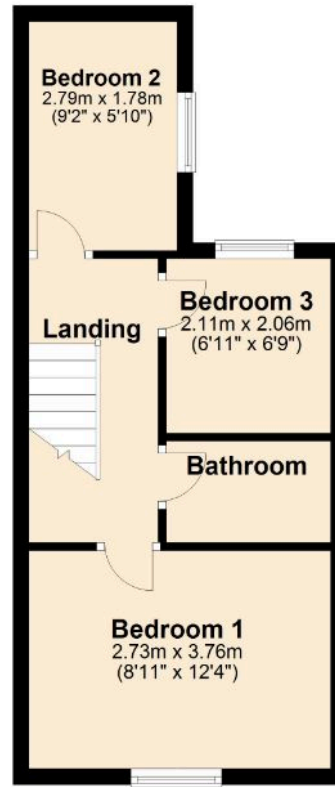
Ground Floor

Approx. 24.0 sq. metres (258.0 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 53.0 sq. metres (570.6 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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