

**19 The Vale, Phippsville, Northampton, NN1 4SU**  
**£270,000 Freehold**

Jackson Grundy are pleased to offer for sale this three bedroom family home located at the heart of Phippsville. The home requires some modernising comprising in brief lounge, dining room, kitchen and w/c all to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside offers a small front garden and a generous garden to the rear leading to a one and a half size garage with access via an alleyway. The home is available with no upper chain and we recommend calling to view at the earliest opportunity. EPC Rating: D. Council Tax Band: C

**Three Bedrooms | Generous Rear Garden | Ground Floor WC | One & Half Garage | Front Garden | No Upper Chain**

**modern marketing · traditional values**

### PORCH

uPVC double glazed windows and doors to front elevation. Stained glass window and timber door to hallway.

### HALLWAY

Staircase rising to first floor landing. Cupboard housing electric meter. Doors to:

### LOUNGE 4.19m x 3.78m (13'9 x 12'5)

uPVC double glazed bay window to front elevation. Radiator. Electric fireplace with stone surround and hearth.

### DINING ROOM 4.47m x 3.15m (14'8 x 10'4)

uPVC double glazed windows and door to rear elevation. Radiator. Gas feature fireplace.

### KITCHEN 3.56m x 2.18m (11'8 x 7'2)

uPVC double glazed window and door to garden. Door to WC. A range of wall and base units with roll top work surfaces over. Space and plumbing for white goods. Stainless steel sink and drainer. Radiator. Tiling to splash back areas.

### WC

Low level WC and wall mounted wash hand basin. uPVC double glazed window to garden. Tiled floor. Part tiled walls.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 4.37m x 3.30m (14'4 x 10'10)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobes.

### BEDROOM TWO 3.73m x 3.18m (12'3 x 10'5)

uPVC double glazed window to rear elevation. Radiator. Sink en-suite.

### BEDROOM THREE 2.77m x 2.11m (9'1 x 6'11)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.21m x 2.16m (7'3 x 7'1)

Heated towel radiator. A three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Cupboard housing gas combination boiler. Tiled floor and walls.

### OUTSIDE

### FRONT GARDEN

Enclosed by mid level brick walls, bedding areas to border and largely laid to concrete.

### REAR GARDEN

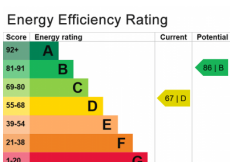
Largely laid to lawn and paved patio. Well stocked and tended borders including a range of plants, flowers, shrubs and trees. Enclosed by brick walls and some trellis fencing. Path to rear and garage.

### GARAGE

One and a half size. Up and over door.

### DRAFT DETAILS

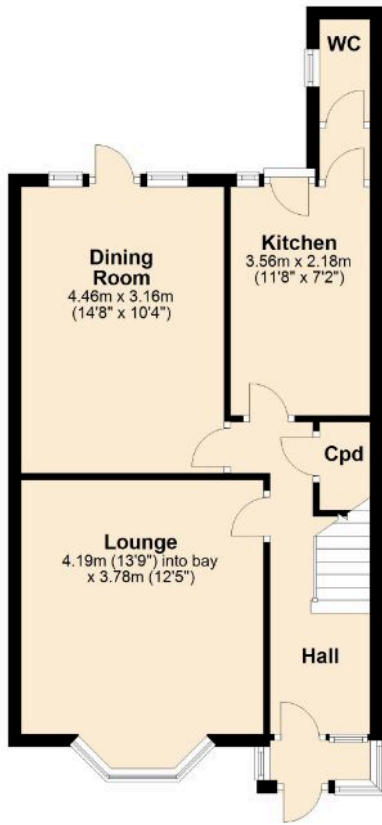
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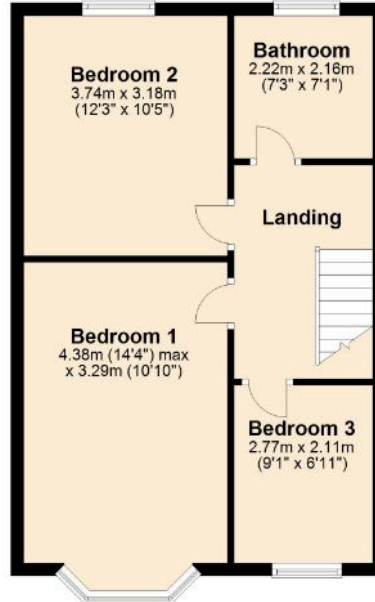
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 49.7 sq. metres (535.3 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.4 sq. feet)



Total area: approx. 96.1 sq. metres (1034.7 sq. feet)



## LOCAL AREA INFORMATION

The area of Phippsville on the outskirts of Abington is an extremely popular and well established district of Northampton. The area is home to the county cricket ground and two of the towns most popular Parks are located nearby: Abington Park, a lovely green open space with lakes, aviaries, cafe and Museum, and The Racecourse public park is also just a short walk away. With several well regarded local primary schools also situated in the area. Phippsville and Abington have become very popular with young families. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. Northampton's town centre offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Abington's central position affords relatively convenient access to Northampton's station with rail services to London Euston and Birmingham New Street and main road links including, A45, A43, A508 and A428 and in turn link to the A14.

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