



**52 Goodwood Avenue, Parklands, Northampton, NN3 6EF**  
**£275,000 Freehold**

A detached two bedroom bungalow on a corner plot, with a well tended and landscaped rear garden. The accommodation comprises entrance hall, lounge with feature 'cast' fireplace, kitchen/diner and utility room. An inner hall gives access to two bedrooms and a refitted three piece shower room. Additional features include gas radiator central heating with a refitted gas combination boiler, uPVC double glazed windows and doors, uPVC fascias and, in the valuer's opinion, is offered in neutral decor. Early viewing is advised. EPC Rating: A. Council Tax Band: C

**Detached Bungalow | Two Bedrooms | Refitted Shower Room | Generous Corner Plot | Beautifully Tended Private Rear Garden | Refitted Gas Combination Boiler**

modern marketing · traditional values

### ENTRANCE HALL

Entered via double glazed front door. Wood laminate flooring. Glass panelled door to:

### LOUNGE 4.98m x 3.35m (16'4 x 11)

Double glazed window to front elevation. Radiator. Feature fireplace surround with cast fire inset and flagstone hearth. Wood laminate flooring.

### KITCHEN/DINER 3.10m max x 2.13m (10'2 max x 7')

Double glazed window and door to side garden. Radiator. Farmhouse style kitchen fitted with a range of base and wall mounted cabinets and drawers with wooden worktops. Single bowl stainless steel sink and drainer with mixer tap over. Space for a range cooker. Space and plumbing for white goods. Spotlights. Plate rack.

### DINING AREA 2.84m x 2.29m (9'4 x 7'6)

uPVC double doors lead to the garden. Door to:

### UTILITY ROOM 4.57m x 2.44m (15' x 8')

Double glazed windows to front and side elevations. Radiator. Space and plumbing for white goods. Single bowl stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. uPVC double glazed door to rear elevation.

### INNER HALL

Loft access. Airing cupboard. Doors to:

### BEDROOM ONE 3.81m x 2.95m (12'6 x 9'8)

uPVC double doors and windows to rear garden. Radiator. Wood laminate flooring.

### BEDROOM TWO 3.05m x 3.05m (10' x 10')

Double glazed window to rear elevation. Radiator. Wood laminate flooring.

### SHOWER ROOM 1.83m x 1.83m (6' x 6')

uPVC double glazed window to side elevation. Heated towel rail. Re-fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and low level WC. Tiled walls and floor.

### OUTSIDE

#### FRONT GARDEN

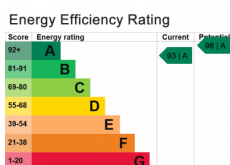
Trimmed by hedging. Laid to shingle. Driveway providing off road parking comfortably for two vehicles. Timber gates to both sides for rear pedestrian access.

#### REAR GARDEN

Enclosed by close panelled fencing. Slate coloured patio with brick block borders. Flower and shrub borders. Lawned areas. Gated side access to shingled area (both sides of property). Outside tap.

#### DRAFT DETAILS

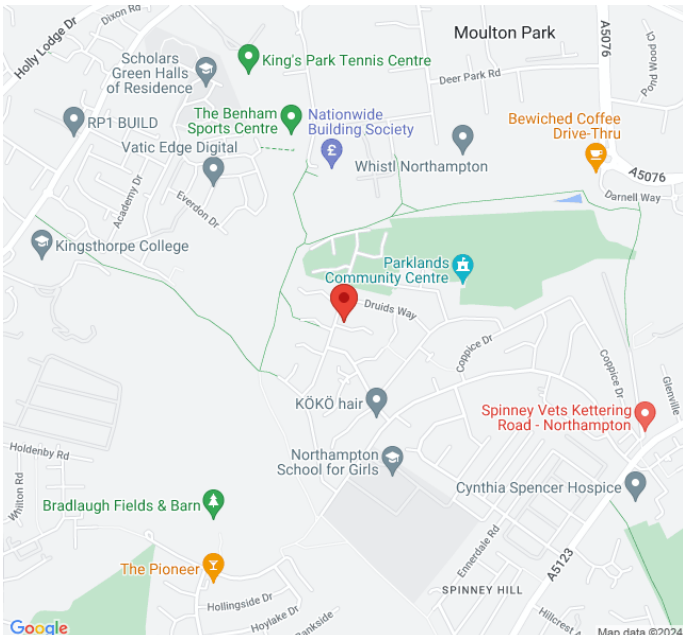
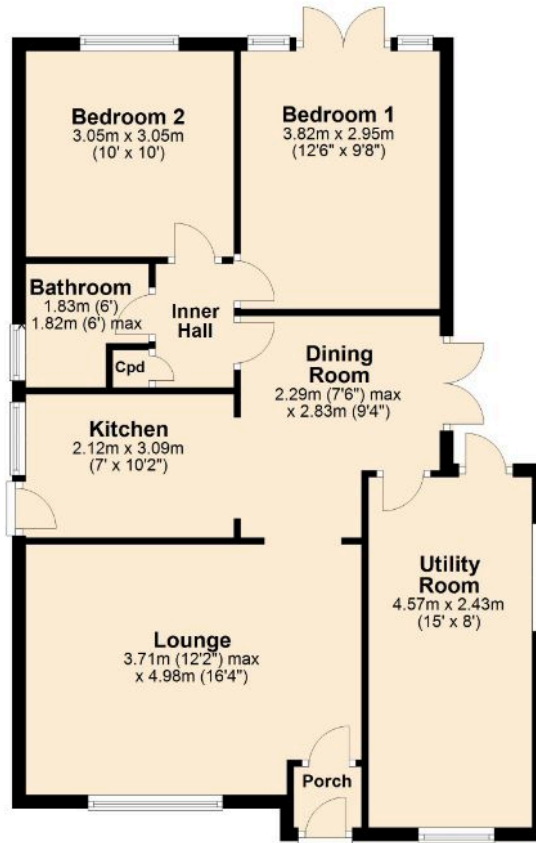
At the time of print, these particulars are awaiting approval from the Vendors.



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



### LOCAL AREA INFORMATION

Parklands is a popular residential area of Northampton lying some 3 miles north of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park and the Racecourse.

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