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Bern Links, Briar Hill
Northampton, NN4 8SS

£210,000 Terraced



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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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SPACIOUS FAMILY HOUSE SITUATED ON A POPULAR RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF TOWN, THIS WELL PRESENTED TERRACED HOME OFFERS CONVENIENT ACCESS TO LOCAL SCHOOLS, AMENITIES, RIVERSIDE WALKS AND EXCELLENT TRANSPORT LINKS INCLUDING THE RING ROAD AND M1. THE PROPERTY IS POSITIONED WITHIN A FAMILY FRIENDLY AREA, MAKING IT IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS ALIKE.

GROUND FLOOR

- ENTRANCE HALL
- DOWNSTAIRS CLOAKROOM/WC
- LOUNGE/DINING ROOM
- KITCHEN

FIRST FLOOR LANDING

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT & REAR GARDENS
 - GARAGE
-





THE PROPERTY

The accommodation comprises entrance porch leading into a welcoming hallway with panelled flooring, radiator and useful understairs storage. There is a downstairs WC fitted with a low level WC and pedestal wash hand basin. The kitchen overlooks the rear garden and offers a range of wall and base units with work surfaces, built in oven and gas hob with extractor over, space for appliances, stainless steel sink with mixer tap and gas combination boiler. A partly glazed door leads through to the spacious lounge/dining room featuring dual aspect uPVC double glazed windows to the front and rear, panelled flooring and radiator.

To the first floor, the landing provides access to three bedrooms and a fully tiled family bathroom fitted with a panel bath with shower over, separate shower, low level WC, pedestal wash basin and towel radiator.

The property benefits throughout from uPVC double glazing and gas central heating.

Outside, to the front there is a lawned garden with a pathway leading to the entrance door, while the enclosed rear garden has been designed for low maintenance with artificial grass and block paving, complemented by a brick built shed and a single garage with parking available to the front providing practical off road parking and additional storage.

EPC Rating: C. Council Tax Band: B





MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating, Gas Central Heating, Gas Heating
Parking	Parking, Off-street, Garage, Single Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements	Ask Agent

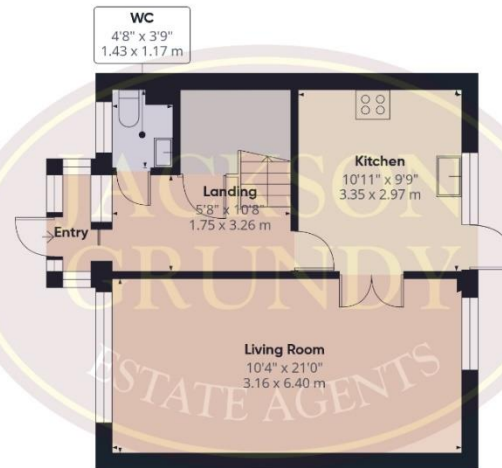
LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UKs largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0



Floor 1

Approximate total area⁽¹⁾847 ft²78.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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