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Maxwell Crescent, Timken Estate  
Northampton  
Northamptonshire, NN5 6WA

**£220,000** End Of Terrace



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented two bedroom end of terrace on the popular Timken development of Duston.

## Features & Utilities

- ✓ Well Presented
- ✓ Off Road Parking
- ✓ Lounge/Dining Room
- ✓ Gas Central Heating/Double Glazing
- ✓ Popular Location
- ✓ Refitted Bathroom



## Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom end of terrace on the popular Timken development of Duston. The accommodation comprises entrance hall, WC and lounge/dining room. Upstairs there are two bedrooms and a refitted shower room. Further benefits include off road parking, double glazing and gas central heating. Maintenance Fee: £15 pcm. Service Charge: £167 every six months. EPC Rating: C. Council Tax Band: B.

### AGENTS NOTE

Local area maintenance charges apply. You will need to get this verified by your chosen legal representative.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type - End Of Terrace

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

Parking - Off-street

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

Rights and Easements - Ask Agent

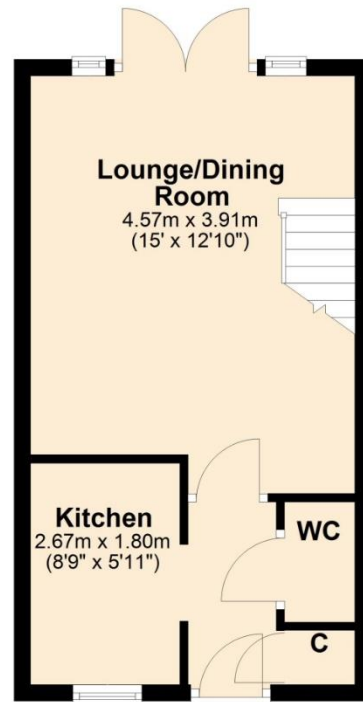
### AGENTS NOTES

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.

# Floorplan

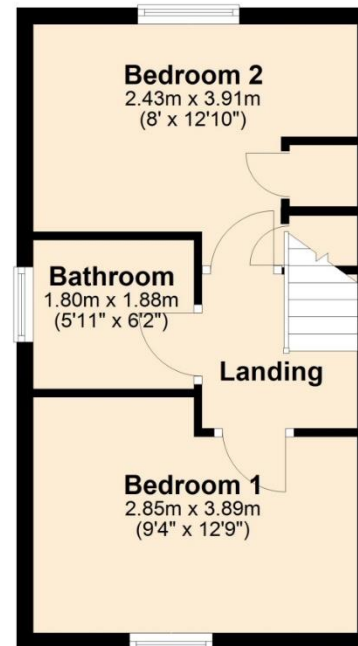
## Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.7 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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