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Byron Street, Poets Corner
Northampton
Northamptonshire, NN2 7JD
£223,000 Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

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JACKSON GRUNDY IS PLEASED TO PRESENT THIS SPACIOUS AND NICELY PRESENTED VICTORIAN FAMILY HOME SITUATED IN THE SOUGHT AFTER POETS CORNER LOCATION, CLOSE TO LOCAL AMENITIES.

GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- BEDROOM (EN-SUITE)
- BATHROOM

SECOND FLOOR

- BEDROOM
 - BEDROOM
-





THE PROPERTY

Jackson Grundy is pleased to present this spacious and nicely presented Victorian family home situated in the sought after Poets Corner location, close to local amenities.

Arranged over three floors, the accommodation comprises of a welcoming entrance hall, generous lounge / dining room, kitchen, with lean too conservatory opening on to the rear garden. To the first floor you will find the master bedroom with en-suite and refitted family bathroom. To the second floor you will find two further well proportioned bedrooms.

Externally you will find a private courtyard on approach, and to the rear, a generous garden mainly laid to lawn.

Further benefits include double glazing throughout, gas central heating and ample storage. For more information and to book your viewing, please call Jackson Grundy Kingsley on (01604) 715000.

EPC Rating: TBC. 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 | Ask Agent |
| Electricity Supply | Ask Agent |
| Gas Supply | Ask Agent |
| Water Supply | Ask Agent |
| Sewerage Supply | Ask Agent |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Ask Agent |
| Parking | Ask Agent |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Ask Agent |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | Ask Agent |
| Rights and Easements | Ask Agent |

LOCATION

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 with a café positioned inside the adjoining listed building pavillion. 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, bank, building society, bakery, 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.

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

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

