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

3 2 1



Department: Sales

Tenure: Freehold



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

#### FIRST FLOOR

- BEDROOM (EN-SUITE)
- BATHROOM

#### SECOND FLOOR

- BEDROOM
- BEDROOM

#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN





## 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





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## 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

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## 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.

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## 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)

