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Swale Drive, Kings Heath
Northampton
Northamptonshire, NN5 7NW

£230,000 End Of Terrace



Department: Sales

Tenure: Freehold



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SPACIOUS HOUSE WITH LARGE GARDEN
A NICELY PRESENTED, SPACIOUS, THREE BEDROOM END OF TERRACE
HOUSE LOCATED ON THE EVER POPULAR KINGS HEATH
DEVELOPMENT WITH LOCAL AMENITIES CLOSE BY.

GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- UTILITY ROOM

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
 - WC
-

OUTSIDE

- FRONT GARDEN
- REAR GARDEN





THE PROPERTY

A uPVC partly glazed entrance door opens into a welcoming hallway with understairs storage and access to the kitchen and lounge. The through lounge is dual aspect and opens to the rear garden via a uPVC door. The kitchen is fitted with a range of wall and base units with work surfaces over, built in oven and gas cooker, sink with mixer tap, tiled splash backs, and space for both a washing machine and dishwasher. A door leads to the utility room and there is direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms, a bathroom, and a separate WC. Bedroom two also benefits from an airing cupboard housing the boiler. The bathroom is fitted with a panelled bath and wash hand basin, while the WC is separate.

Outside, to the front, there is a path leading to the entrance door. To the rear, the property benefits from a terrace with a brick wall and a large garden enclosed by timber fencing, with a gate providing rear access.

EPC Rating: C. Council Tax Band: A





MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | End Of Terrace |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band A |
| 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 | 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 |

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 marketed 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)



Floor 0



Floor 1



Approximate total area⁽¹⁾

803 ft²
74.7 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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