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Sunderland Street, St James
Northampton
Northamptonshire, NN5 5ES
£150,000 End Of Terrace



Department: Sales

Tenure: Freehold



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FOR SALE BY INFORMAL TENDER. CALL NOW TO BOOK A VIEWING
TIMESLOT FOR ONE OF THE OPEN DAYS.

GROUND FLOOR

- HALLWAY
 - LOUNGE
 - DINING ROOM
 - KITCHEN
 - UTILITY ROOM
 - LEAN TO
-

FIRST FLOOR

- BEDROOM ONE
 - BEDROOM TWO
 - BATHROOM
-

OUTSIDE

- REAR GARDEN
-





THE PROPERTY

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A Victorian, two bedroom, end terraced house in need of modernisation and repair making it ideal as an investment or for those looking to renovate a property to their own taste and needs. The house is situated within close proximity of the railway station with local amenities close by.

The property does have a gas central heating system and double glazing with the accommodation offering a hallway, lounge with stud partition to dining area, kitchen, utility area, first floor landing serving two bedrooms and a spacious bathroom. Outside is a courtyard style rear garden with coped brick wall.

EPC Rating: E. 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 | E |
| 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 | On 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

Landmarked by the infamous Express Lift Tower, St James is a district to the west of Northampton town centre known locally as Jimmy's End. Accessed via two main roads, A428 Harlestone Road and A4500 Weedon Road, the A45 ring road can be reached in less than 2 miles and J15a of the M1 in less than 3. Home to Northampton Rugby Union Club, The Saints, it is also along Weedon Road that the majority of shops and businesses are located together with a bingo hall, working men's club and public houses. St James also has its own library, church and primary school facilities whilst also being positioned less than a mile from Northampton town centre's facilities and 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)

