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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.

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#### GROUND FLOOR

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

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- REAR GARDEN
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## 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





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## 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

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## 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.

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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)

