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Junction Road, Kingsley  
Northampton  
Northamptonshire, NN2 7HS

£265,000 Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley  
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## Property Summary

A three/four bedroom town house located in the popular area of Kingsley, just a short walk from the racecourse and plenty of local amenities including nice restaurants and public houses.

## Features & Utilities

- ✓ Three/Four Bedrooms
- ✓ En-Suite To Bedroom 1
- ✓ Open Plan Living Space
- ✓ Walled Rear Garden
- ✓ WC and Bathroom
- ✓ Bedroom Four or Study
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows
- ✓ Central Location
- ✓ No Chain



## Property Overview

A three/four bedroom town house located in the popular area of Kingsley, just a short walk from the racecourse and plenty of local amenities including nice restaurants and public houses. The accommodation comprises entrance hall, bedroom four/study, WC and a good size open plan kitchen/diner/lounge. The first floor provides two further bedrooms and the family bathroom with the third floor comprising a large main bedroom and en-suite. Outside is large rear garden, mainly laid to lawn with patio entertaining area. The property comes with no onward chain and is ready for viewings as soon as possible. EPC Rating: TBC. Council Tax Band: B

### HALL

Enclosed storm porch. Entry via UPVC double glazed door. Stairs rising to first floor. Doors to connecting rooms.

### BEDROOM FOUR/STUDY 2.84m x 2.49m (9'4" x 8'2")

UPVC double glazed window to front elevation. Radiator.

### WC

Low level WC and wash hand basin. Extractor fan.

### LOUNGE/DINING ROOM 6.15m x 4.16m (20'2" x 13'8")

UPVC double glazed doors to rear elevation. Two radiators. Spotlights to ceiling. Under stairs storage cupboard. Velux skylight. Wood flooring. Opening to;

### KITCHEN AREA

Three UPVC double glazed windows to rear and side elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surface over. Stainless steel sink and drainer. Integrated oven, gas hob and extractor canopy. Space for white goods. Tiled floor and splash backs.

### FIRST FLOOR LANDING

UPVC double glazed window to front elevation. Doors to connecting rooms.

### BEDROOM TWO 4.06m x 2.46m (13'4" x 8'1")

UPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 2.53m x 2.62m (8'4" x 8'7")

UPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure UPVC double glazed window to rear elevation. Fitted suite of low level WC, wash hand basin with fitted vanity unit, panelled bath with shower over. Radiator. Heated towel rail. Tiled floor.

## SECOND FLOOR

Doors to connecting rooms. Velux sky light.

## BEDROOM ONE 6.12m x 4.18m (20'1" x 13'9")

UPVC double glazed window to front elevation. Radiator.

## EN-SUITE

## OUTSIDE

Velux sky light. Fitted suite of low level wc, wash hand basin and shower.

## REAR GARDEN

Walled rear garden with lawned area and central pathway. Raised terrace.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## 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.

## 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 - 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, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

# Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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