



HOWKINS &
HARRISON

43 Grendon Walk, Parklands, Northampton, NN3 6EP

Guide Price £195,000

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An established linked detached bungalow situated in the popular location of Parklands, offered for sale with no upward chain and scope for modernisation and improvement.

Features

- Link detached bungalow
- Lounge & kitchen
- Two/three bedrooms & shower room
- Conservatory
- Single garage
- Private low maintenance rear garden
- Scope for further improvement/modernisation

Accommodation

There is a small entrance porch which is approached via a Upvc door and a further which leads into the sitting room. The kitchen has a selection of floor standing and wall mounted cabinets, gas hob and electric double oven, Upvc door leading to the rear garden. There is a lobby off the kitchen which leads into the single garage. The inner hall, off the lounge, has doors off to all bedrooms and shower room and has the boiler cupboard housing the "Worcester" gas fired boiler. The master bedroom has fitted wardrobes and overhead storage cupboards, there are two further bedrooms with a Upvc conservatory off the third bedroom/dining room. The shower room has a shower cubicle, wash basin and WC.

Outside

The rear garden is relatively low maintenance, is mainly paved with various trees and shrub and a timber built garden shed whilst the front garden is paved with a raised gravelled area stocked with flowers and shrubs. A driveway provides off-road parking leading to a single garage with an up and over door.

Floorplan

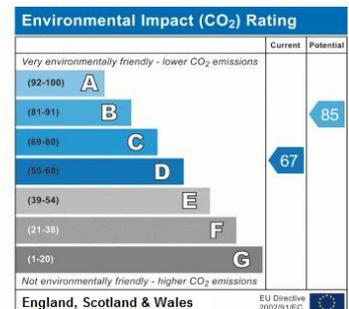
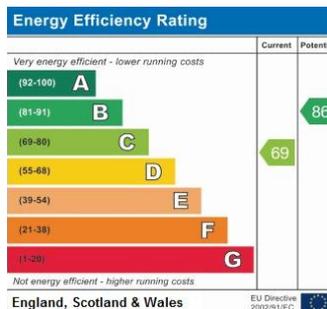
Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.



Local Authority

Northampton Borough Council Tel: 01604-837837.

Council Tax

Band - C

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.