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Beaumont Drive, Cherry Lodge, NN3 8PS

£260,000 Semi-Detached

3 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to bring to the market this beautifully presented three bedroom semi detached home situated in Cherry Lodge.

Features & Utilities

- ✓ Open Plan Kitchen/Dining Room
- ✓ uPVC Windows
- ✓ Gas Radiator Heating
- ✓ Off Road Parking To Front & Side
- ✓ Cul-De-Sac Location
- ✓ Close To Local Amenities



Property Overview

Jackson Grundy are delighted to bring to the market this beautifully presented three bedroom semi detached home situated in Cherry Lodge. The property comprises lounge, kitchen/dining room, three bedrooms and a family bathroom. To the rear is a large garden with patio area and to the front of the property is off road parking for multiple cars. The property has gas radiator heating and uPVC windows and doors. Please call today to arrange an internal inspection. EPC Rating: D – Council Tax Band: B

LOUNGE 3.96m x 4.06m (12'11" x 13'3")

uPVC double glazed entrance door. Radiator. Electric fireplace. Staircase rising to first floor landing.

KITCHEN 3.25m x 3.96m (10'7" x 12'11")

Timber door to rear elevation. uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Four ring gas hob. Space for white goods. Storage under stairs.

FIRST FLOOR LANDING

Access to loft space via drop down ladder. Doors to:

BEDROOM ONE 2.97m x 3.20m (9'8" x 10'5")

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM TWO 2.87m x 1.96m (9'4" x 6'5")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 1.96m x 2.13m (6'5" x 6'11")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC double glazed window to side elevation. Suite comprising bath, wash hand basin and WC.

OUTSIDE

FRONT GARDEN

Paved parking to front and side.

REAR GARDEN

Patio area. Lawned. Panelled fence surround. Gated side access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central 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

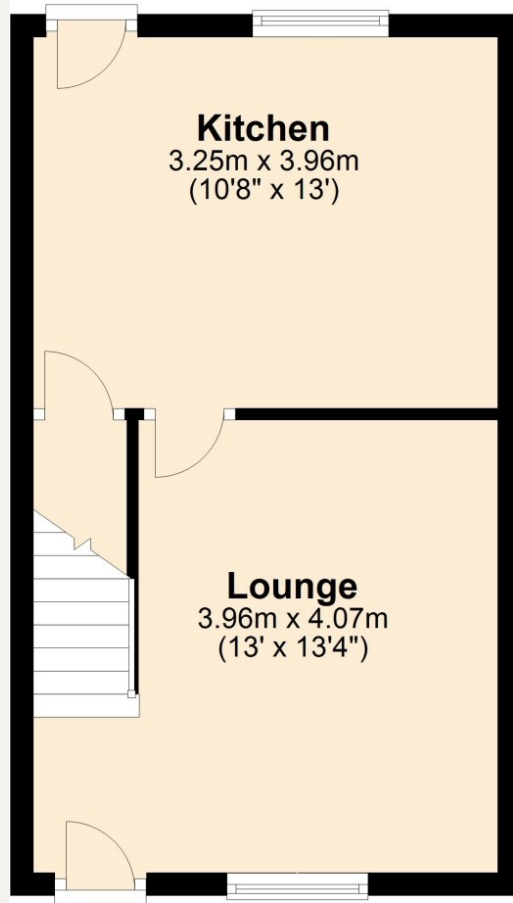
AGENTS NOTES

i Viewings by appointment only through us ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan

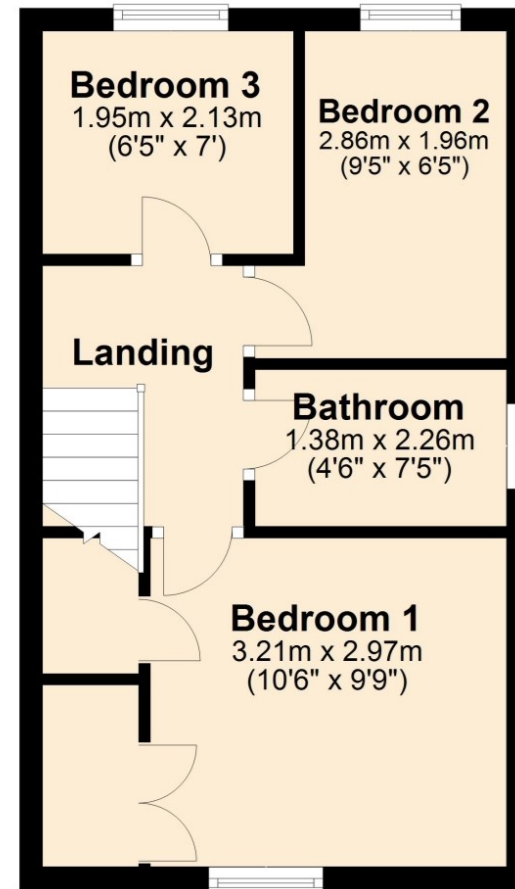
Ground Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 49.9 sq. metres (536.8 sq. feet)



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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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