



www.jacksongrundy.com

Bradlaugh Crescent, Billing Way, Northampton, NN3 5GP

£67,500 Semi-Detached

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

A well presented two bedroom semi-detached end of terrace home with allocated parking in Rectory Farm as a 25% share.

Features & Utilities

- ✓ 25% Shared Ownership
- ✓ Two Bedroom Semi-Detached
- ✓ Downstairs WC
- ✓ Allocated Parking
- ✓ Enclosed Rear Garden with Side Access
- ✓ No Chain



Property Overview

A well presented two bedroom semi detached end of terrace home with allocated parking in Rectory Farm as a 25% share. Located in a sought after area close to schools with good transport links. The property benefits from allocated parking to the front and an enclosed garden to the rear. In brief, accommodation comprises; entrance hall, WC, fitted kitchen and living/dining room to the ground floor. The first floor offers a master bedroom with built-in wardrobe, bedroom two and a modern family bathroom with three-piece suite. Additional benefits include gas to radiator central heating and double glazed windows and doors. Outside, the property has an allocated parking space in front of the house and a rear garden with patio and lawn. Viewing is highly recommended to avoid disappointment. EPC Rating: C. Council Tax Band: B.

ENTRANCE HALL

Enter via door to the front elevation. Double glazed window to front elevation. Radiator. Understairs storage cupboard.

WC

Low level WC and wash hand basin. Radiator. Extractor fan.

LOUNGE 3.22m x 4.35m (10'7 x 14'3)

Double glazed door to the rear elevation. Radiator. Television point. Wall lights.

KITCHEN 3.08m x 2.02m (10'1 x 6'8)

Double glazed window to rear elevation. Wall mounted and base units. Stainless steel sink and drainer unit with mixer taps. Built in electric oven with gas hob and hood over. Space and plumbing for washing machine. Space for tall fridge-freezer. Part tiled walls.

FIRST FLOOR LANDING

Access to loft space. Radiator. Airing/storage cupboard.

BEDROOM ONE 3.08m x 3.61m (10'1 x 11'10)

Two double glazed window to the front elevation. Radiator. Built in wardrobes. Television point.

BEDROOM TWO 2.04m x 4.35 max (6'8 x 14'3)

Double glazed window to the rear elevation. Radiator. Television point.

BATHROOM

Bath with mixer taps as well as shower over. Hand wash basin and low level WC. Radiator. Part tiled walls. Shaver point.

OUTSIDE

FRONT

Gated front access. Path leading to entrance door.

REAR GARDEN

Paved patio area. Lawn. Shed. Gated side access. Enclosed by brick wall and fencing.

PARKING

Allocated parking for one vehicle.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

AGENTS NOTES

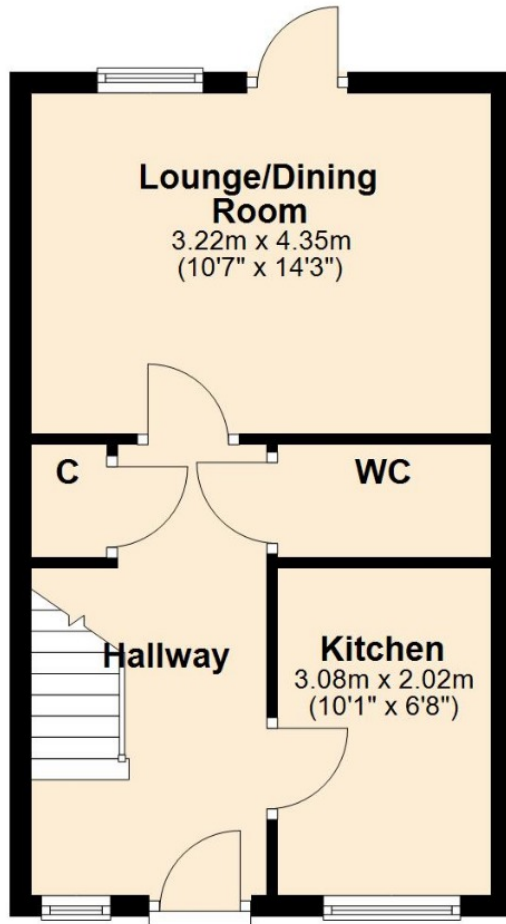
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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.

25% Shared Ownership

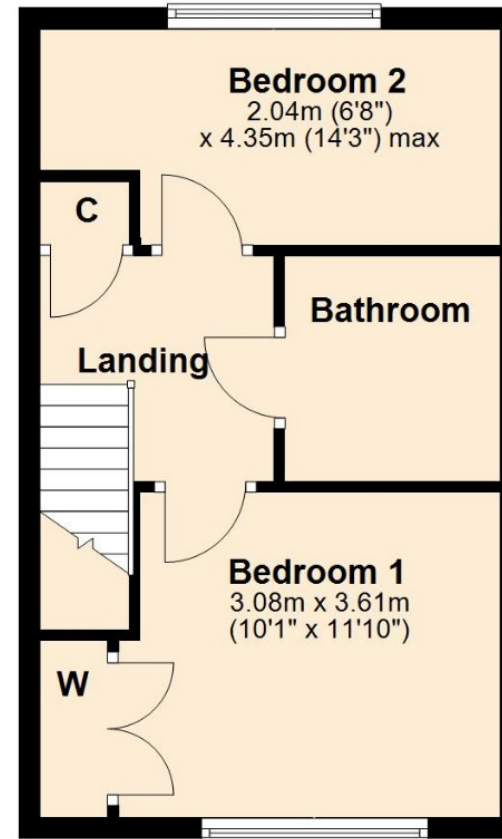
£404.67 including Service Charge

Floorplan

Ground Floor



First Floor



Total area: approx. 65.3 sq. metres (702.4 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

