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# Brampton Valley Lane, Chapel Brampton, NN6 8GA

£200,000 - Guide Price Bungalow



Department: Sales

Tenure: Not Specified

Jackson Grundy Estate Agents - Long Buckby  
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## Property Summary

A smart modern bungalow situated on the edge of Northampton within a retirement village for the over 55's. The property has a large hall, lounge / dining room, kitchen / breakfast room with built in appliances, two double bedrooms and a wet room.

## Features & Utilities

- ✓ Bungalow
- ✓ Over 55's Development
- ✓ Two Double Bedrooms
- ✓ West Facing Garden
- ✓ Parking Space
- ✓ Kitchen / Breakfast Room
- ✓ Lounge / Dining Room
- ✓ Very Good Condition
- ✓ On Site Facilities
- ✓ No Onward Chain

# Property Overview

A smart modern bungalow situated on the edge of Northampton within a retirement village for the over 55's. The property has a large hall, lounge / dining room, kitchen / breakfast room with built in appliances, two double bedrooms and a wet room. There is a parking space and west facing garden with west facing views over countryside. On site facilities include a communal room, cinema room, library and hair salon. The service charge includes garden maintenance and window cleaning plus there are staff on site to assist. The property has uPVC double glazing, electric heating and is offered for sale with no chain. EPC rating C. Council Tax Band D.

## ENTRANCE HALL

Entrance via front door. Radiator. Access to loft storage space. Airing cupboard.

## LOUNGE / DINING ROOM 6.07m x 3.81m (19'11" x 12'6")

Window to front elevation. Radiator. Fireplace. Double door to rear elevation.

## KITCHEN /BREAKFAST ROOM 3.20m x 3.20m (10'6" x 10'6")

Windows and door to rear elevation. Fitted with a range of wall, base and drawer units with granite work tops. Integrated fridge, freezer, dishwasher and washing machine. Built in oven, microwave, hob and extractor hood. One and a half bowl stainless steel sink unit. Tiled splash backs. Tiled floor.

## BEDROOM ONE 4.22m x 3.30m (13'10" x 10'10")

Two windows to rear elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 3.40m x 3.35m (11'2" x 11')

Window to front elevation. Radiator.

## WET ROOM

Window to front elevation. Chrome heated towel rail. Suite comprising shower and screen, WC and wash hand basin.

## OUTSIDE

## FRONT GARDEN

Small lawn.

## REAR GARDEN

Patio area and small lawn with west facing views over countryside.

## MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – C

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent



Restrictions – Ask Agent

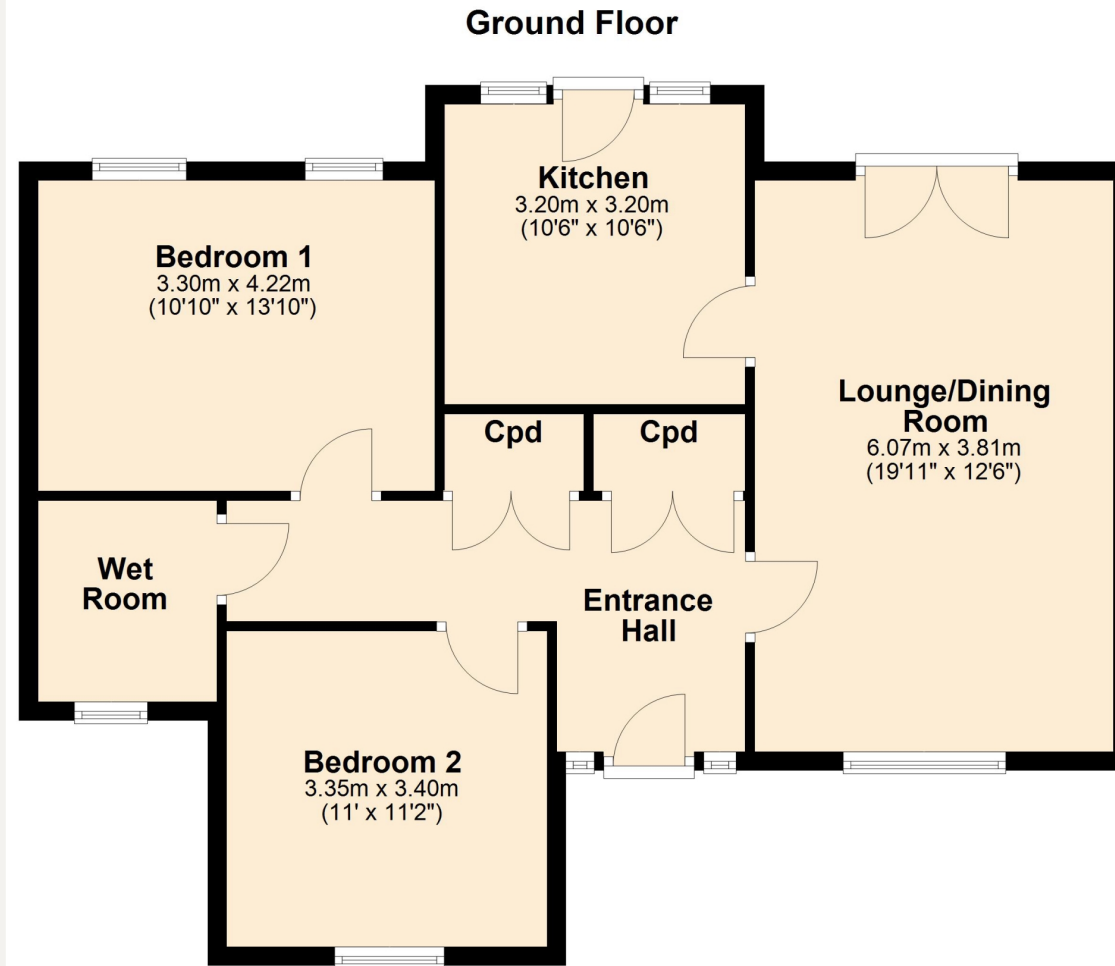
Obligations – Ask Agent

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







# 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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