



www.jacksongrundy.com

Broad Street, Brixworth, Northampton, NN6 9EB

£270,000 Terraced

2 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
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Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented two bedroom terrace property situated in the popular village of Brixworth.

Features & Utilities

- ✓ Excellently Presented
- ✓ Refurbished By Current Owner
- ✓ Four Piece Bathroom
- ✓ Wood Burner in Lounge
- ✓ Downstairs WC
- ✓ New Roof
- ✓ Village Location
- ✓ Close To Local Amenities
- ✓ Large Rear Garden
- ✓ Excellent Family Home

Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented two bedroom terrace property situated in the popular village of Brixworth. The current owner has tastefully renovated the property, carefully preserving its period charm and character. The accommodation comprises entrance hall, lounge with wood burner, dining room with double glazed French doors to garden, kitchen, utility with WC, four piece bathroom and two double bedrooms. Outside boasts a front garden and a generously sized rear garden, perfect for outdoor enjoyment. The property is beautifully presented and would make an excellent home, please call today to arrange an internal inspection. EPC Rating: D. Council Tax Band: B

HALL

Entrance door. Tiled floor. Staircase rising to first floor landing. Doors to:

LOUNGE 3.35m x 3.65m (11'0 x 12'0)

uPVC double glazed window to front elevation. Radiator. Brick fireplace with wood burning stove.

DINING ROOM 3.96m x 3.94m (13'0 x 12'11)

uPVC double glazed window to rear elevation. Radiator.

KITCHEN 3.97m x 2.44m (13'0 x 8'0)

uPVC double glazed window and door to side elevation. Understairs cupboard. Wall and base units. Sink and drainer. Gas hob, electric oven and extractor. Tiled floor. Tiling to splash back areas Spotlights. Built in dishwasher.

UTILITY ROOM 1.21m x 2.14m (4'0 x 7'0)

uPVC double glazed window to side elevation. Space for white goods. Roll top work surfaces. Sink. Low level WC. Radiator. Spotlights. Tiled floor.

FIRST FLOOR LANDING

Storage cupboard with access to loft. Doors to:

BEDROOM ONE 3.35m x 4.88m (11'0 x 16'0)

Two uPVC double glazed windows to front elevation. Radiator. Built in shelving.

BEDROOM TWO 3.96m x 3.05m (13'0 x 10'0)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.75m x 2.44m (9'0 x 8'0)

Frosted uPVC double glazed window to rear elevation. Suite comprising freestanding roll top bath, low level WC, sink with cupboard below and shower cubicle. Tiled floor. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Path leading to front door. Shingled area. Low level wall.

REAR GARDEN

Block paved patio area leading to lawn. Gated side access. Storage shed. Pergola with patio and shingled surround. Flower bed borders. Rear wild garden with fruit trees and raised flower beds.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

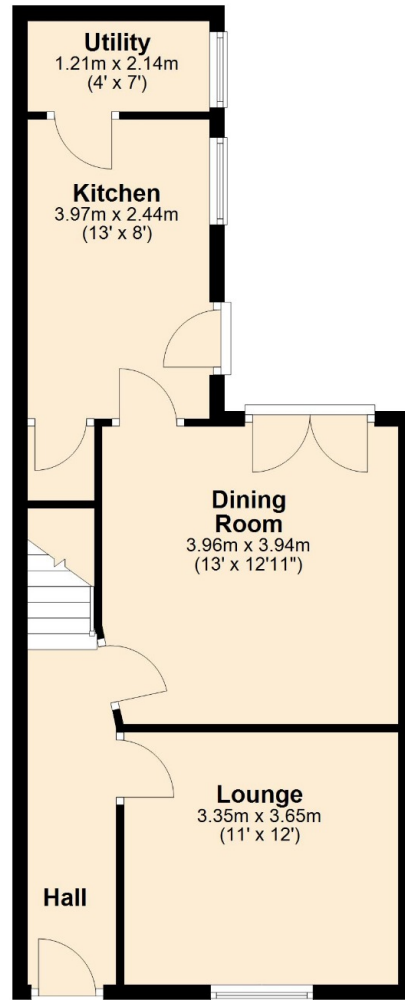
AGENTS NOTES

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.

Floorplan

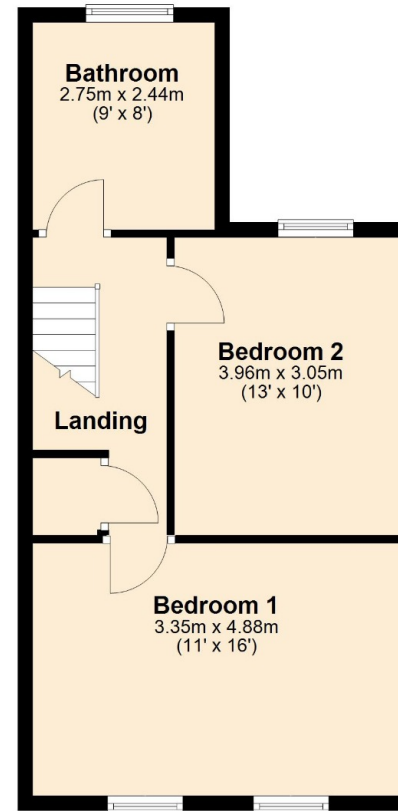
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 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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