



www.jacksongrundy.com

Church Street, Nether Heyford, NN7 3LH

£260,000 Cottage

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Platinum Trusted Service Award

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Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy welcome to the market this rarely available two bedroom cottage in the heart of Nether Heyford.

Features & Utilities

- ✓ No Chain
- ✓ Heart of Nether Heyford Location
- ✓ Street Parking
- ✓ Private Front Garden
- ✓ Bedroom On Each Floor
- ✓ Spiral Staircase
- ✓ WC On Each Floor



Property Overview

Jackson Grundy welcome to the market this rarely available two bedroom cottage in the heart of Nether Heyford. The accommodation comprises front garden with door in wall, lounge/dining room, additional downstairs bedroom with en-suite shower room, upstairs there is another bedroom and a four piece bathroom. The property is in quiet location on church lane and is offered to market with no chain. EPC Rating: TBC. Council Tax Band: C

KITCHEN/LIVING 3.42m x 5.86m (11'3 x 19'3)

Wooden entrance door. Two sash windows to front elevation. A range of wall and base units. Stainless steel sink with mixer tap. Space for appliances. Chimney breast.

BEDROOM ONE 4.44m x 2.43m (14'7 x 8'0)

Sash window to front elevation. Door to front elevation. Window to side elevation. Opening to:

EN-SUITE

Single glazed wooden window to rear elevation. Suite comprising WC, wash hand basin and shower cubicle with electric shower.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO 3.35m x 3.76 (11'0 x 12'4)

Single glazed wooden sash window to front elevation and wooden window to side elevation. Chimney breast. Built in wardrobe.

BATHROOM

Hardwood sash window to front elevation. Water heater. Suite comprising WC, wash hand basin, panelled bath and separate shower cubicle. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Patio. Brick wall with door. Path to front door. Lawn to side.

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 – No

Parking – No

Accessibility – N/a

Right of Way – Ask Agent

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).

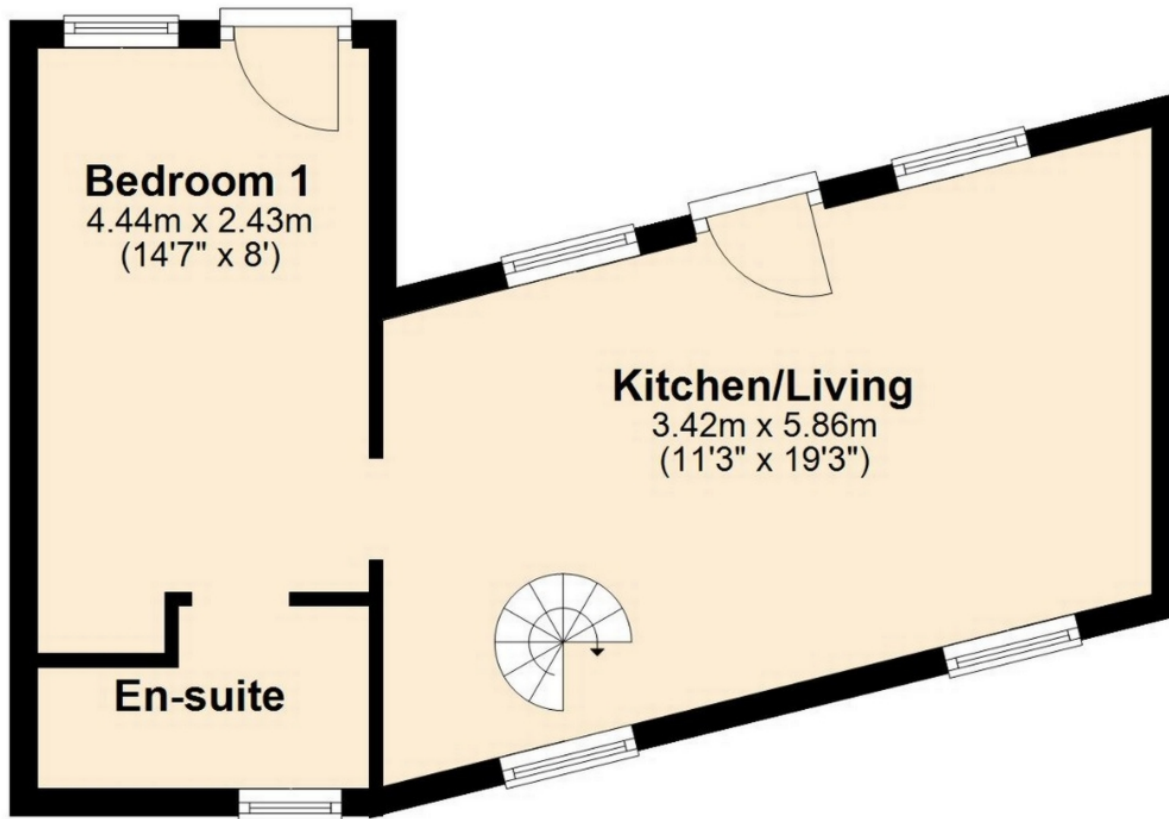
AGENTS NOTES

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

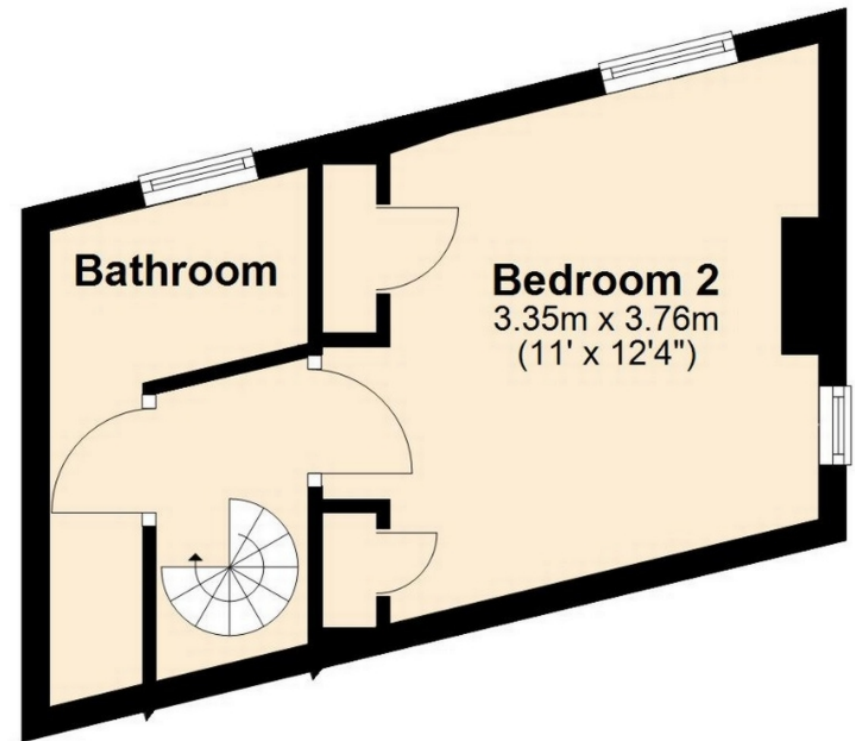
the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor



First Floor





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

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