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Cottagewell Court, Weston Favell, NN3 9UA

£270,000 Detached

3 1 1



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Department: Sales

Tenure: Freehold



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Property Summary

A detached three bedroom property in need of some refurbishment, benefitting from an open aspect.

Features & Utilities

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Open Aspect
- ✓ Gas Radiator Central Heating
- ✓ Driveway and Garage
- ✓ In Need of Refurbishment



Property Overview

A detached three bedroom property in need of some refurbishment, benefitting from an open aspect. Accommodation comprises entrance porch, entrance hall, cloakroom, lounge/diner, kitchen, three bedrooms and bathroom. Outside there are gardens to front and rear, driveway providing off road parking leading to a single garage. Viewing is recommended to appreciate potential. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

Single glazed windows and single glazed door to front elevation. Single obscure glazed door to:

ENTRANCE HALL

Single obscure glazed window to front elevation. Radiator. Stairs to first floor. Doors to WC and lounge.

WC

Single obscure glazed window to side elevation. WC. Wash hand basin.

LOUNGE 4.31m x 3.79m (14'1" x 12'5")

Double glazed window to front elevation. Ceiling coving. Leading to dining area.

DINING ROOM 2.58m x 2.62m (8'5" x 8'7")

Single glazed window to rear elevation. Radiator. Ceiling coving. Door to kitchen.

KITCHEN 2.47m x 2.96m (8'1" x 9'8")

Double glazed window to rear elevation. Single glazed part glazed door to side elevation. Fitted base units with work surface over. Stainless steel sink with drainer. Plumbing for washing machine. Gas cooker point. Space for fridge freezer. Shelved larder. Wall mounted hot water and central heating boiler.

LANDING

Single glazed window to side elevation. 6 foot loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE 3.72m x 2.97m (12'2" x 9'8")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.56m x 3.17m (11'8" x 10'4")

Double glazed window to front. Radiator.

BEDROOM THREE 2.83m x 1.96m (9'3" x 6'5")

Double glazed window to front elevation. Radiator.

BATHROOM 2.06m x 2.26m (6'9" x 7'4")

Single obscure glazed window to rear elevation. Radiator. Bath with shower over. WC. Wash hand basin. Part tiled walls. Shelved cupboard.

FRONT GARDEN

Open plan lawned frontage. Driveway providing off road parking for several vehicles leading to garage.

GARAGE

With power and lighting. Up and over door (not working).

REAR GARDEN

Fully enclosed with fencing with side double gated access. Paved patio area. Laid to lawn. Established shrubs. Timber summerhouse.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band C
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

AGENTS NOTES

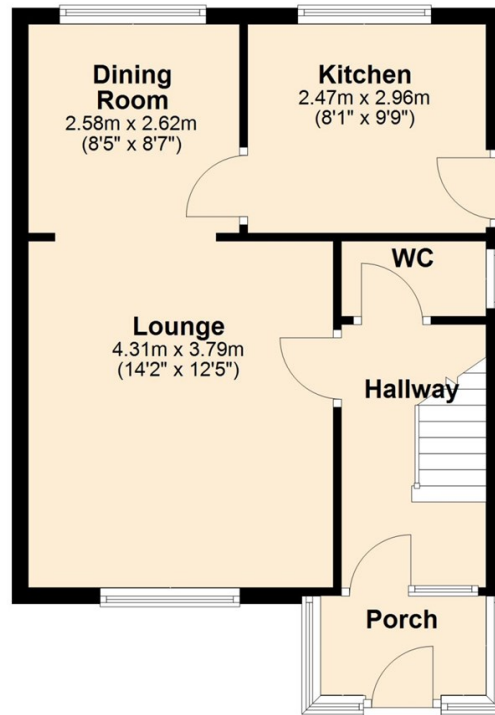
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

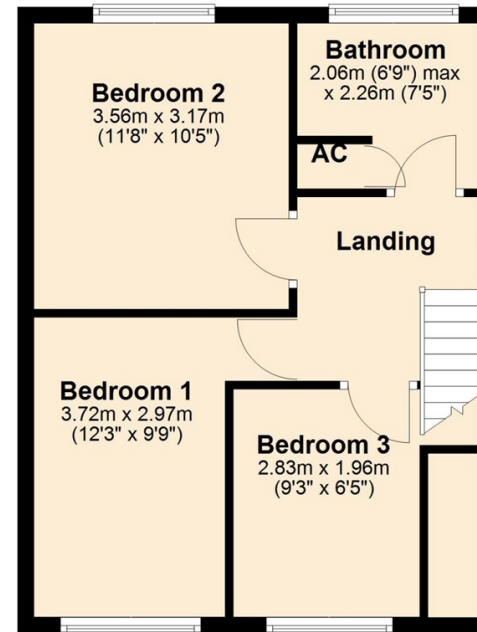
Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 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.

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