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# Cowley Road, Headlands, NN11 9AS

£179,995 Terraced



Department: Sales

Tenure: Freehold

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## Property Summary

**\*No Onward Chain\*** A spacious two bedroom mid terrace home situated in the popular estate of The Headlands.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ Terrace
- ✓ No Onward Chain
- ✓ Well Proportioned Throughout
- ✓ Open Plan Layout To Ground Floor
- ✓ Popular Location
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ uPVC Double Glazed Throughout
- ✓ Close To Town Centre
- ✓ Private Rear Garden

# Property Overview

\*No Onward Chain\* A spacious two bedroom mid terrace home situated in the popular estate of The Headlands. Well proportioned throughout this property benefits from an open plan living area downstairs, encompassing the entrance hall, living room and dining room. The kitchen completes the ground floor accommodation. Outside is an enclosed rear garden, mainly laid to lawn, to the front is a lawn frontage with pathway to the front door To the first floor is two bedrooms and a family bathroom. EPC Rating: TBC. Council Tax Band: A

## ENTRANCE

Single composite entrance door. Tiled flooring. Radiator. Stairs rising to first floor. Open into lounge.

## LOUNGE/DINING ROOM 6.89m x 5.05m (22'7" x 16'6")

Lounge Area: uPVC double glazed window to front elevation. Radiator. Open plan to dining area. Dining Area: uPVC French doors to rear garden. Radiator

## KITCHEN AREA 3.25m x 2.25m (10'7" x 7'4")

uPVC double glazed door and window to rear elevation Wall and base units. Integral double oven, electric induction hob. Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap. Tiling to splash areas. Roll top wood effect work surface. Vinyl flooring.

## FIRST FLOOR LANDING

Access into both bedrooms and bathroom. Access to loft and airing cupboard.

## BEDROOM ONE 3.05m x 4.00m (10' x 13'1")

uPVC double glazed window to front elevation. Fitted wardrobes. Radiator.

## BEDROOM TWO 3.81m x 2.69m (12'6" x 8'9")

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure uPVC double glazed window to rear elevation. Radiator. Low level WC, wash hand basin and bath with shower over. Tiling to splash areas. Vinyl flooring.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly laid to lawn with pathway leading to front door.

### **REAR GARDEN**

Small patio stretching across width of the property. Mainly laid to lawn with rear access gate.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Central Heating, Gas Central Heating

Parking – On 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

Rights and Easements – Ask Agent

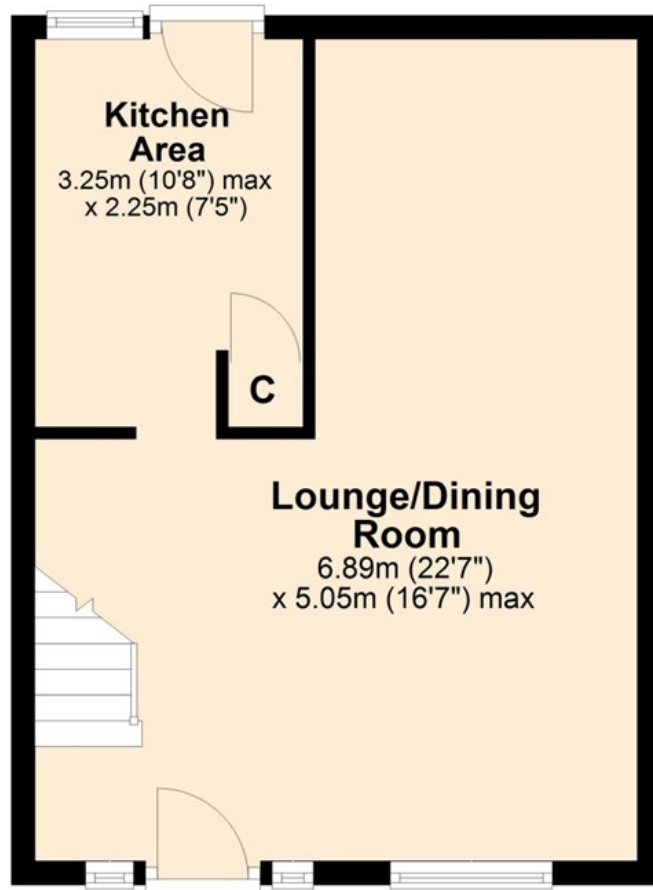
### AGENTS NOTES

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

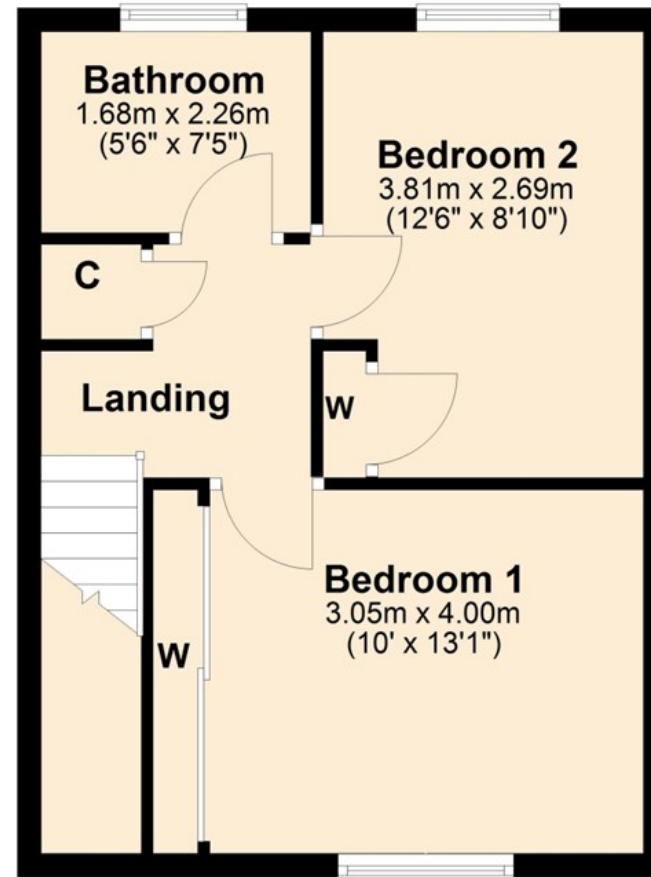
## Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 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.

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