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Dando Close, Wollaston, NN29 7QB

£240,000 Semi-Detached

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

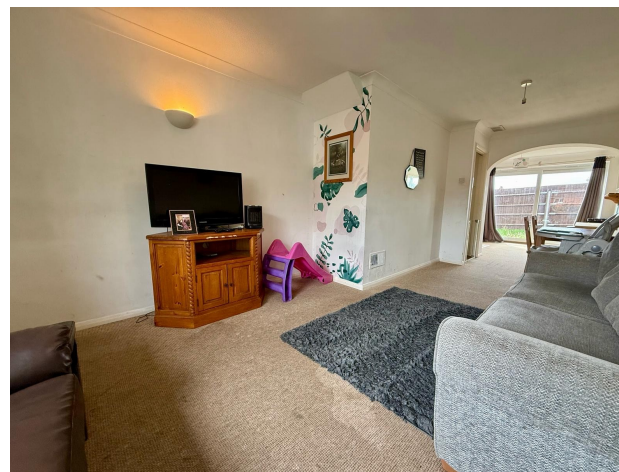
Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to present this three bedroom semi-detached family home, positioned at the end of a quiet cul-de-sac in the village of Wollaston.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Extended To Rear
- ✓ Garage & Driveway
- ✓ Cul-De- Sac Location
- ✓ Within Walking Distance Of Village Centre
- ✓ Open Plan Lounge/Dining Room
- ✓ No Chain

Property Overview

Jackson Grundy are pleased to present this three bedroom semi-detached family home, positioned at the end of a quiet cul-de-sac in the village of Wollaston. The accommodation includes an entrance porch, a spacious lounge/diner, extended kitchen and additional reception room to the rear. On the first floor, there are three bedrooms and a family bathroom. Outside, the property boasts a private rear garden with a lawn, a large driveway providing ample off-road parking, and a garage for additional storage. Early viewings are highly recommended-please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: B

PORCH

Entrance door. Door to:

LOUNGE/DINING ROOM 6.76m x 2.34m (22'2" x 7'8")

Window to front elevation. Two radiators. TV point. Opening to:

RECEPTION ROOM 2.65m x 3.13m (8'8" x 10'3")

Double glazed sliding door to rear elevation. Electric radiator.

KITCHEN 6.18m x 2.52m (20'3" x 8'3")

Window to rear elevation. Double glazed door to side elevation. A range of wall and base units with work surfaces over. Plumbing and space for washing machine. Space for fridge/freezer. Tiling to splash back areas. Radiator. Access to under-stairs storage. Combination boiler. Space for cooker.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.29m x 4.05m (7'6" x 13'3")

Two windows to front elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.45m x 2.44m (11'4" x 8'0")

Window to rear elevation. Radiator. Built in wardrobes.

BEDROOM THREE 3.42m x 2.47m (11'3" x 8'1")

Window to rear elevation. Radiator. Built in wardrobes.

BATHROOM

Window to front elevation. Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

The property stands behind a lawned open plan frontage with driveway leading to the main door and garage. Parking for one car.

GARAGE

Up and over door. Power and light connected.

REAR GARDEN

Fenced boundary. Lawn. Paved seating area.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

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 – Driveway, Garage

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

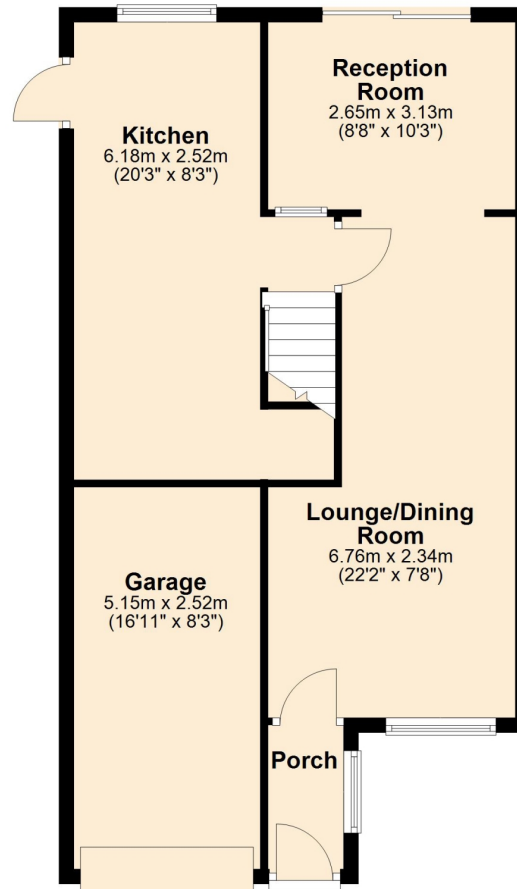
AGENTS NOTES

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

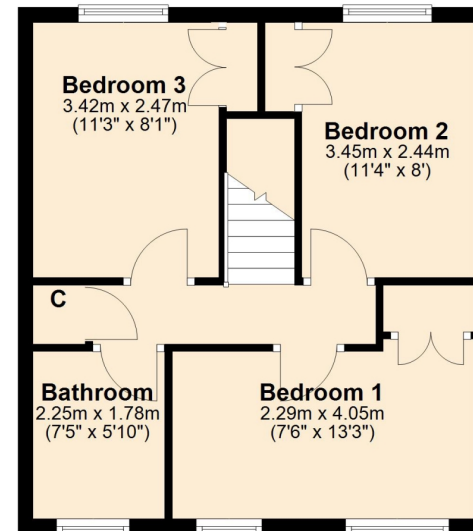
Ground Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 103.6 sq. metres (1114.7 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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