



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Downwood Close, Cherry Lodge, NN3 8PU

£215,000 Semi-Detached

 2  1  1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell  
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990  
Email Us [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)







## Property Summary

A well presented two bedroom semi detached home with off road parking, ideally located in the popular Cherry Lodge area of Northampton. Situated near the Weston Favell Shopping Centre, Cherry Lodge offers excellent access to local amenities, schools, and transport links.

## Features & Utilities

- ✓ Semi Detached House
- ✓ Two Double Bedrooms
- ✓ Cherry Lodge Area
- ✓ Driveway
- ✓ Kitchen/Dining Room
- ✓ Vacant Possession



# Property Overview

A well presented two bedroom semi detached home with off road parking, ideally located in the popular Cherry Lodge area of Northampton. Situated near the Weston Favell Shopping Centre, Cherry Lodge offers excellent access to local amenities, schools, and transport links, making it a great choice for first time buyers or investors. The accommodation comprises entrance hall, a bright and airy lounge/diner with stairs leading to the first floor, and a spacious kitchen/dining room that opens directly onto the rear garden-perfect for entertaining. Upstairs features two generous double bedrooms and a modern family bathroom. Additional benefits include an enclosed rear garden and off road parking to the front. EPC rating: D Council Tax: B

## ENTRANCE PORCH

Double glazed door to enter. Double glazed window to front elevation. Obscure glazed door to;

## LOUNGE 5.74m x 3.81m (18'10" x 12'6")

Double glazed window to front elevation. Two radiators. Stairs rising to first floor with storage cupboard under. Door to;

## KITCHEN/DINING ROOM 3.81m x 2.49m (12'6" x 8'2")

Double glazed window to rear elevation. Obscure glazed door to garden. Fitted with a range of wall mounted and base level cupboards with work surface over. Stainless steel sink and drainer unit. Tiled splash backs. Integrated appliances include double oven and electric hob with extractor canopy over. Space and plumbing for washing machine and fridge/freezer. Tiled flooring.

## FIRST FLOOR LANDING

Loft access. Doors to connecting rooms.

## BEDROOM ONE 3.81m x 3.17m (12'6" x 10'5")

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.81m x 2.49m (12'6" x 8'2")

Double glazed window to rear elevation. Radiator. Airing cupboard.

### **BATHROOM 2.57m x 1.42m (8'5" x 4'8")**

Obscure double-glazed window to side elevation. Low level WC. Bath with electric shower over. Wash hand basin with mixer tap. Radiator. Tiled floor to ceiling. Spotlights to ceiling.

### **OUTSIDE**

#### **FRONT**

Gravelled frontage. Paved driveway providing off road parking.

#### **REAR GARDEN**

Mainly laid to lawn enclosed by wooden fencing.

### **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 – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Driveway



EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

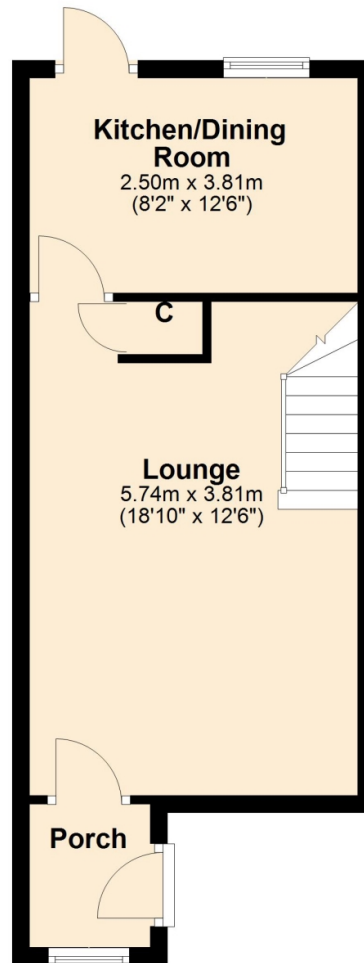
### **AGENTS NOTES**

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

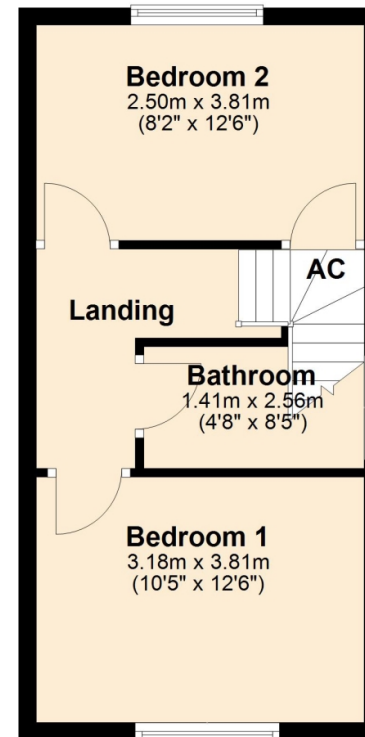
## Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Weston Favell**  
11 Weston Favell Centre, Northampton, NN3 8JZ

**Call Us** 01604 784990  
**Email Us** [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)

