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Ellfield Court, Weston Favell, NN3 8LR

£220,000 Terraced

3 1 1



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

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





Property Summary

Jackson Grundy are delighted to bring to the market this spacious three bedroom terrace with off road parking.

Features & Utilities

- ✓ No Chain
- ✓ Parking to Front
- ✓ Kitchen/Diner
- ✓ Recently Fitted Combination Boiler
- ✓ Downstairs WC
- ✓ uPVC Windows & Doors as well as Solar Panels
- ✓ Porch
- ✓ Close to Local Amenities
- ✓ Cul-de-Sac Location
- ✓ Great for First Time Buyers

Property Overview

Jackson Grundy are delighted to bring to the market this spacious three bedroom terrace house with off road parking. The property comprises entrance porch, hallway, WC, lounge and kitchen/dining room. To first floor there are three bedrooms and a family bathroom. To the rear is an enclosed garden. Early viewings are recommended. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A.

ENTRANCE/PORCH

Enter via uPVC double glazed door with uPVC double glazed windows. uPVC double glazed door to hall.

HALLWAY

Stairs to first floor. Radiator. Thermostat.

WC

uPVC double glazed opaque window to front elevation. Radiator. Low level WC with pedestal wash hand basin. Tiled to floor to ceiling.

KITCHEN/DINING ROOM 3.30m x 5.18m (10'10 x 17')

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear. Radiator. Base and wall mounted units with roll top over. Stainless steel bowl and drainer with mixer tap. Four ring gas hob. Electric oven under with extractor over. Space for white goods. Tiled splash back areas. Worcester Combination boiler with two built in cupboards.

LOUNGE 4.57m x 3.35m (15' x 11')

uPVC double glazed bay window to front. Radiator.

FIRST FLOOR LANDING

Doors to rooms. Two cupboards. Loft hatch.

BEDROOM ONE 5.49m x 2.69m (18' x 8'10)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.29m x 3.35m max (10'10 x 11')

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.66m x 2.44m (12' x 8')

uPVC double glazed window to front. Radiator.

SHOWER ROOM 1.52m x 1.83m (5' x 6')

Opaque uPVC double glazed window to rear elevation. Low level WC. Pedestal sink. Shower glass screen. Electric shower over. Tiled floor to ceiling.

OUTSIDE

REAR GARDEN

Patio area. Lawn. Shed.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Yes

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction -Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

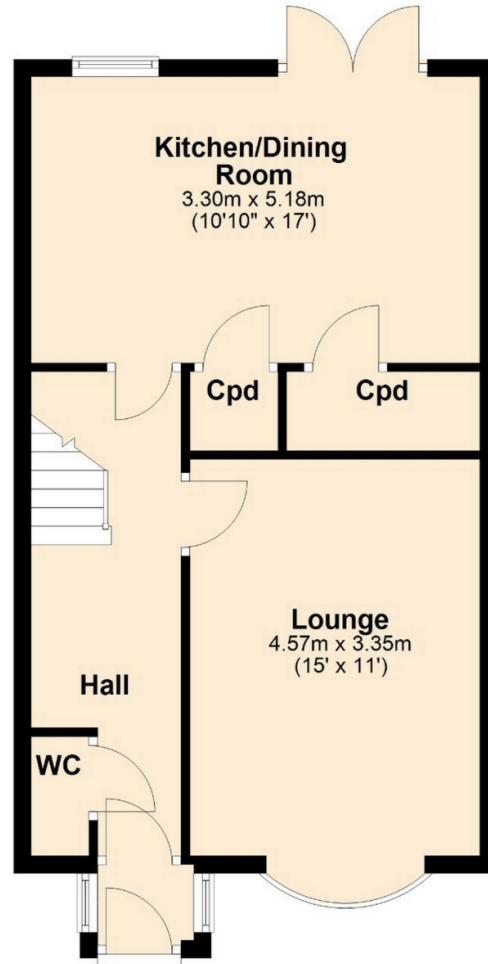
AGENTS NOTES

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

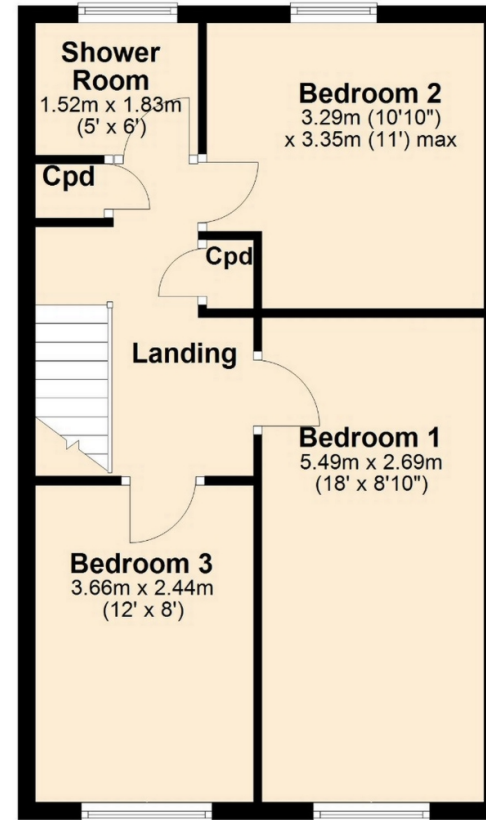
Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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