



www.jacksongrundy.com

Emmanuel Court, Weston Favell, Northampton, NN3 8NX

£152,500 Semi-Detached

2 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Leasehold



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

SHARED OWNERSHIP – 60% Share. Jackson Grundy are pleased to bring to the market an excellently presented two bedroom semi-detached house situated close to local amenities including Weston Favell Shopping Centre.

Features & Utilities

- ✓ 60 Shared Ownership
- ✓ Excellent Starter Home
- ✓ Parking For Two Cars
- ✓ Large Rear Garden With Side Access
- ✓ Downstairs WC
- ✓ Gas Radiator Heating



Property Overview

SHARED OWNERSHIP – 60% Share. Jackson Grundy are pleased to bring to the market an excellently presented two bedroom semi-detached house situated close to local amenities including Weston Favell Shopping Centre. The property comprises lounge, downstairs WC and kitchen/dining room. To the first floor there are two double bedrooms and a family bathroom. Outside, there is a large rear garden with lawn and paved area and to the front there is a small front garden. There is also a driveway to the left of the property for two cars. Early viewings are highly recommended. Call to arrange an internal inspection. EPC Rating: B. Council Tax Band: B.

LOUNGE 3.73m x 4.26m (12'3 x 14'0)

Enter via composite double glazed door. uPVC double glazed window to front elevation. Double radiator. Thermostat. Stairs rising to first floor landing with storage under.

DOWNSTAIRS CLOAKROOM/WC

Suite comprising low level WC and pedestal wash hand basin with mixer tap over. Tiled splash back areas. Extractor fan.

KITCHEN/DINING ROOM 2.95m x 4.46m (9'8 x 14'8)

uPVC double glazed window to rear elevation. Composite double glazed door to rear elevation. Radiator. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating stainless steel one and a half bowl sink unit. Four ring gas hob with oven under and extractor over. Space for white goods. Gas fired boiler.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.27m x 4.45m (10'9 x 14'7)

uPVC double glazed window to front elevation. Radiator. Built in cupboard.

BEDROOM TWO 3.04m x 4.52m (10' x 14'10)

Two uPVC double glazed windows to rear elevation. Radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Extractor. Part tiled.

OUTSIDE

FRONT GARDEN

Blocked paved driveway providing off road parking for two cars. Path leading to the front door.

REAR GARDEN

Patio area leading to lawn. Gated side access. Lawn area. Enclosed by panelled fencing. Water stop tap. Security light.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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.

SHARED OWNERSHIP

We have been advised of the following: –

Rent & Service Charge: £312 pcm

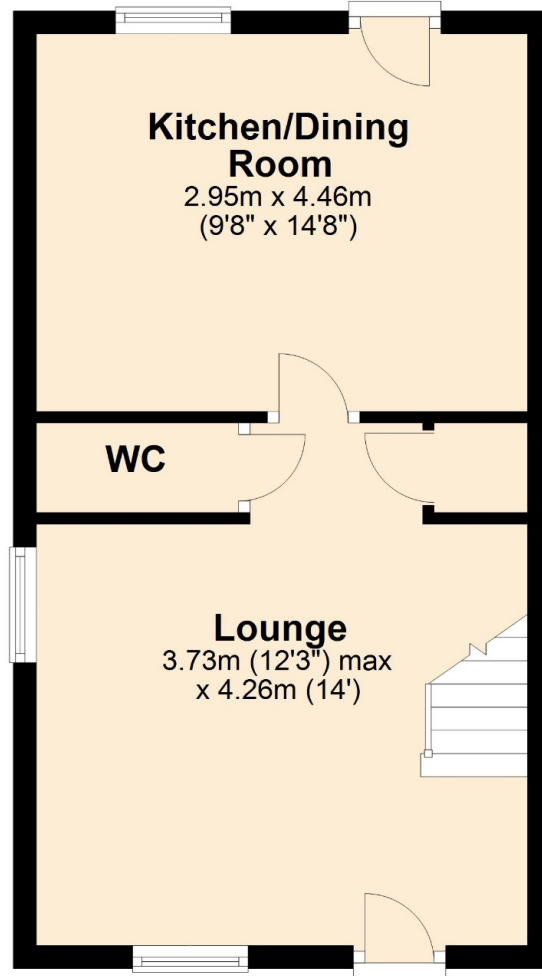
Share: 60%

This information would need to be verified by your chosen legal representative.

Floorplan

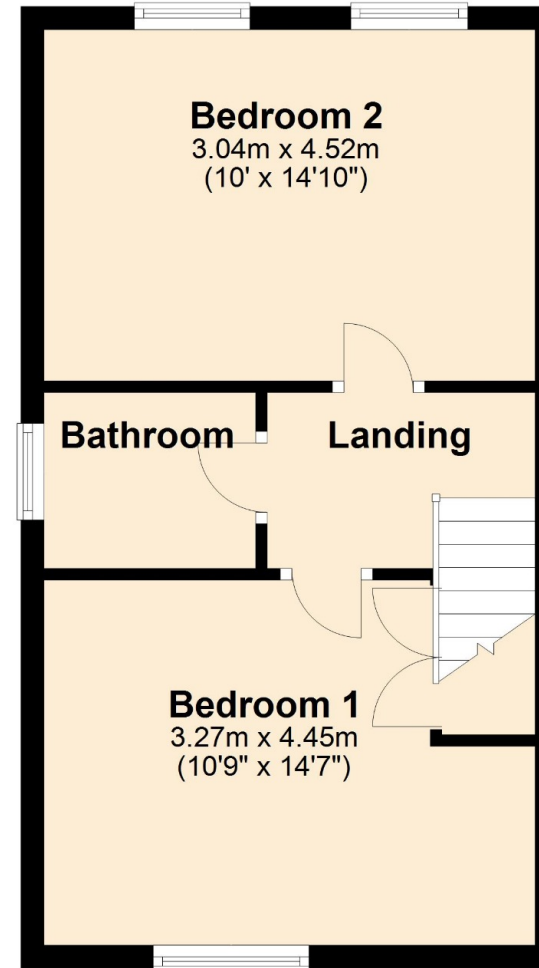
Ground Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 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

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

