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# Evans Close, Southbrook, NN11 4LN

£205,000 Terraced

3 1 1



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Service Award**

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry  
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555  
Email Us [daventry@jacksongrundy.co.uk](mailto:daventry@jacksongrundy.co.uk)







## Property Summary

Offered to the market with NO ONWARD CHAIN is this three bedroom, terraced property. Benefitting from spacious accommodation and ample storage options throughout. Located in the heart of Southbrook, close to the town centre and amenities.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Mid Terrace
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ uPVC Double Glazed Throughout
- ✓ Close To Local amenities
- ✓ Low Maintenance Rear Garden
- ✓ Well Proportioned Accommodation
- ✓ Downstairs WC
- ✓ Ample Storage Throughout
- ✓ No Onward Chain

# Property Overview

Offered to the market with NO ONWARD CHAIN is this three bedroom, terraced property. Benefitting from spacious accommodation and ample storage options throughout. Located in the heart of Southbrook, close to the town centre and amenities. The accommodation comprises entrance hall, lounge, kitchen/dining room, inner hall and W.C. To the first floor are three bedrooms and a family bathroom. The outside of the property offers front and rear gardens. EPC Rating: C. Council Tax Band: A

## HALL

Via UPVC door into porch. Radiator. Laminate flooring. Storage cupboard. Access into kitchen/diner.

## KITCHEN/DINING ROOM 5.66m x 3.94m (18'7" x 12'11")

Dual aspect uPVC double glazed windows to front and rear elevations. Staircase rising to first floor landing. Laminate flooring. Stainless sink and drainer with stainless steel mixer tap. Roll top work surfaces. Tiling to splash back areas. Space for white goods. Integrated oven/hob and extractor hood. A range of base and wall units. Access to Inner hallway.

## INNER HALL

Access to WC. Under stairs storage and access to lounge.

## WC

Full height tiling. Suite comprising low level WC and wall mounted wash hand basin. Chrome heated towel rail.

## LOUNGE 5.69m x 3.30m (18'8" x 10'10")

Dual aspect uPVC double glazed windows to front and rear elevations. Laminate flooring. Two radiators.

## FIRST FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom. Two storage cupboards.

## BEDROOM ONE 3.94m x 3.00m (12'11" x 9'10")

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM TWO 2.00m x 3.23m (6'7" x 10'7")**

uPVC double glazed window to front elevation. Radiator. Over stairs storage.

### **BEDROOM THREE 2.82m x 2.41m (9'3" x 7'11")**

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

### **BATHROOM**

Obscure uPVC double glazed window to rear elevation. Chrome heated towel rail. Full height tiling. Suite comprising pedestal sink with stainless steel mixer tap, 'P' shaped bath with shower over and low level WC.

### **OUTSIDE**

#### **FRONT GARDEN**

Enclosed by wooden picket fence. Mainly laid to lawn. Slabbed pathway to front door.

#### **REAR GARDEN**

Low maintenance concrete area. Enclosed by wooden fencing. Single gate to rear and double gates to side elevation with option to use for additional parking. Access to outbuilding.

### **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 – C  
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 – Parking, Allocated  
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

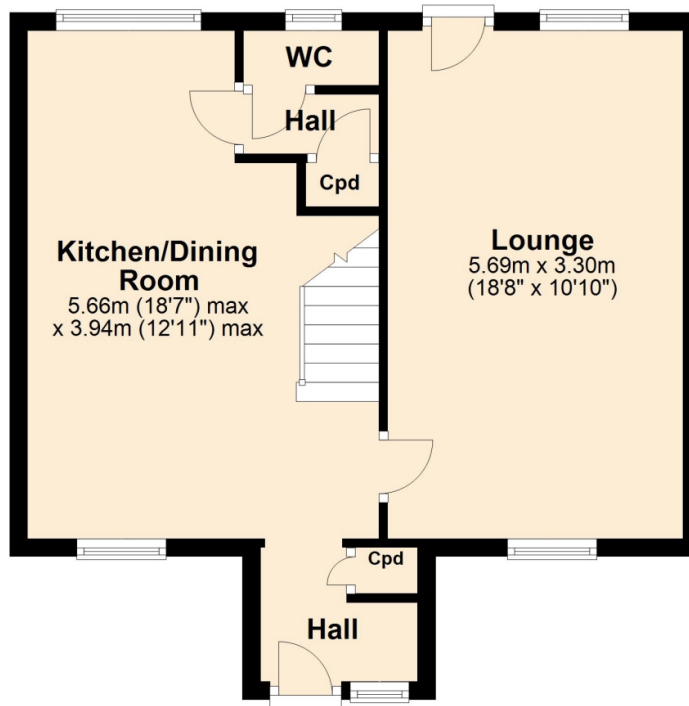
### AGENTS NOTES

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

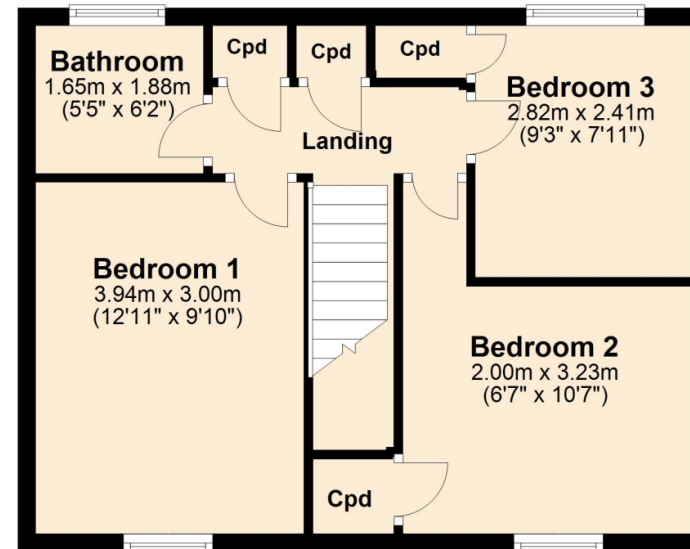
## Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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