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Fitzgerald Road, Little Billing, NN3 9BY

£350,000 - Offers Over Semi-Detached

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Department: Sales

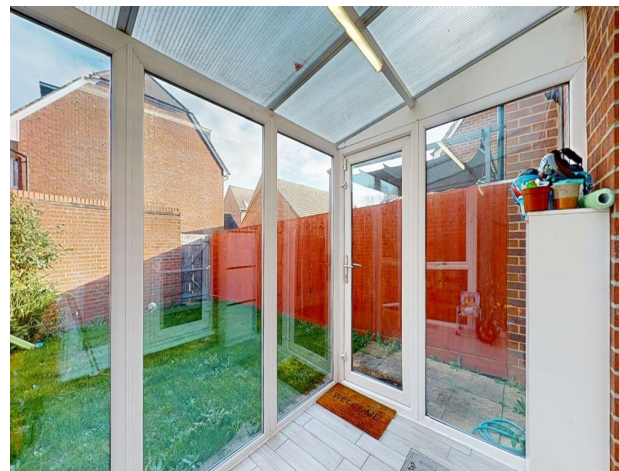
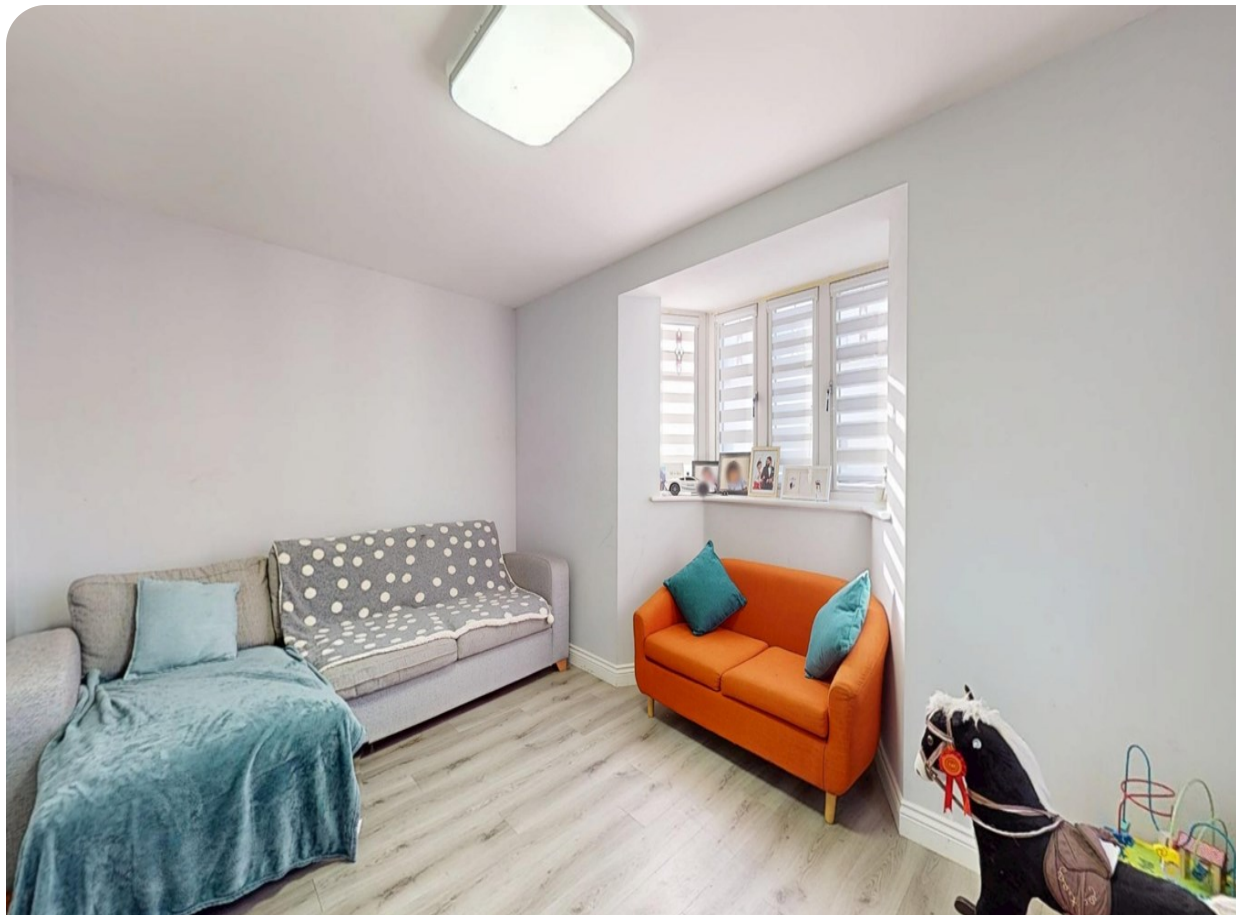
Tenure: Freehold



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Property Summary

A three storey semi detached town house situated with a popular residential area in close proximity of schools and local amenities.

Features & Utilities

- ✓ Three Storey Semi-Detached Townhouse
- ✓ Four Double Bedrooms
- ✓ Dressing Area and En-Suite
- ✓ Four Piece Bathroom
- ✓ Kitchen/Diner with Built-in Appliances
- ✓ Driveway and Garage

Property Overview

A three storey semi detached town house situated with a popular residential area in close proximity of schools and local amenities. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, conservatory, four double bedrooms, en-suite and dressing area to bedroom one and a four piece family bathroom. Outside there are gardens to front, side and rear. A driveway providing off road parking for two vehicles leading to a single garage. EPC Rating: TBC. Council Tax Band: D.

ENTRANCE HALL

Double obscure glazed door to front with double glazed windows to front elevation. Radiator. Tiled floor. Dog-legged staircase to first floor landing. Doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM/WC

WC. Wash hand basin. Radiator. Tiled floor. Understairs storage cupboard.

LOUNGE 4.68m x 2.88m (15'4" x 9'5")

Double glazed bay window to side elevation. Double glazed window to front elevation. Radiator. Air vent.

KITCHEN/DINER 4.68m x 3.18m (15'4" x 10'5")

Double glazed window to front elevation. Double glazed French doors to conservatory. Fitted wall mounted and base units with work surface over. One and a half bowl stainless steel sink with mixer tap and drawers. Built-in washer/dryer and dishwasher. Five ring gas hob with cookerhood over. Eye level electric oven. Fridge freezer. Cupboard housing hot water and central heating boiler. Tiled floor. Inset ceiling lights.

CONSERVATORY

uPVC windows to rear and side elevation. Double glazed door to side elevation.

FIRST FLOOR LANDING

Storage cupboards. Doors to bedroom one and two.

BEDROOM ONE 3.16m x 3.24m (10'4" x 10'7")

Double glazed window to rear elevation. Radiator. Leading to:

DRESSING AREA

Double glazed window to front elevation. Radiator. Two built-in double wardrobes. Door to en-suite. Air vent.

EN-SUITE

Double glazed obscure glazed window to front elevation. Shower cubicle. Wash hand basin. WC. Heated towel rail. Tiled floor and part tiled walls. Shaver point. Air vent.

BEDROOM TWO 4.68m x 2.84m (15'4" x 9'4")

Double glazed bay window to side elevation and double glazed window to front elevation. Radiator. Air vent.

SECOND FLOOR LANDING

Radiator. Loft access. Doors to bedrooms three and four and family bathroom.

BEDROOM THREE 4.06m x 3.16m (13'4" x 10'4")

Double glazed window to side elevation. Radiator. Fitted wardrobes. Air vent.

BEDROOM FOUR 4.71m x 2.87m (15'5" x 9'5")

Double glazed window to side elevation. Radiator. Air vent.

FAMILY BATHROOM

Double glazed obscure glazed window to front elevation. Shower cubicle. Bath with mixer tap and shower attachment. Wash hand basin. WC. Tiled floor. Part tiled walls. Heated towel rail. Air vent.

FRONT & SIDE GARDENS

Partly walled enclosed with an array of shrubs. Astro turf. Paved path to front door.

DRIVEWAY

Providing off road parking for two vehicles leading to single garage.

GARAGE

Remote controlled electric up and over door. Power and lighting.

REAR GARDEN

Fully enclosed with wall and fence and gated access. Laid to lawn. Outside tap.

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 D

EPC Rating – Ask Agent

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, 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

Rights and Easements – Ask Agent

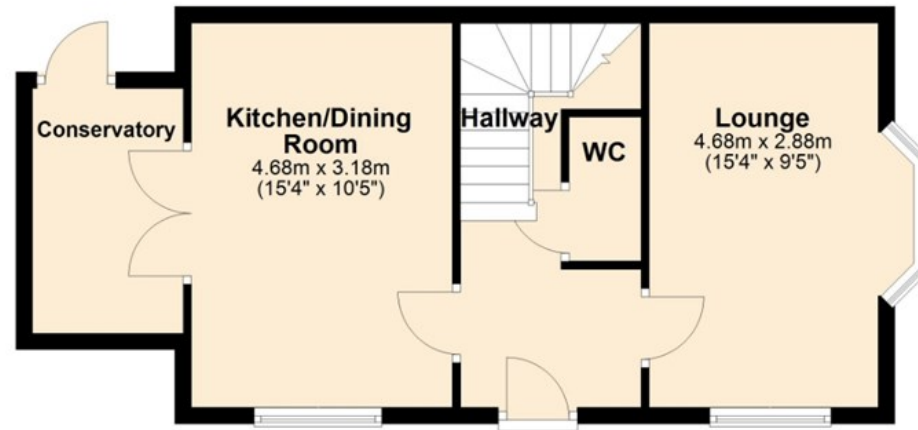
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

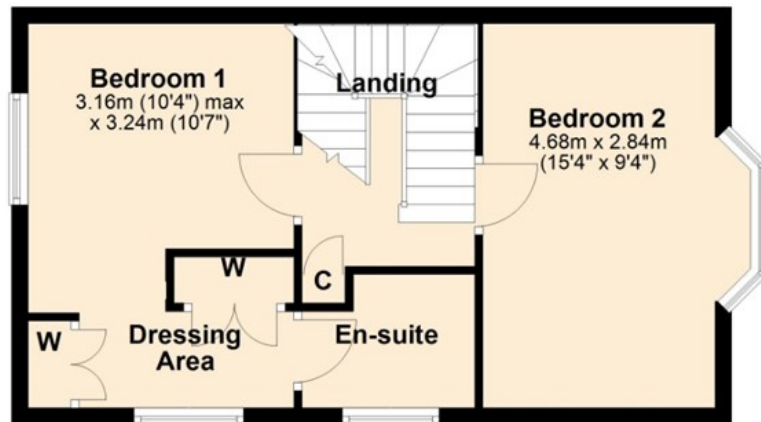
Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



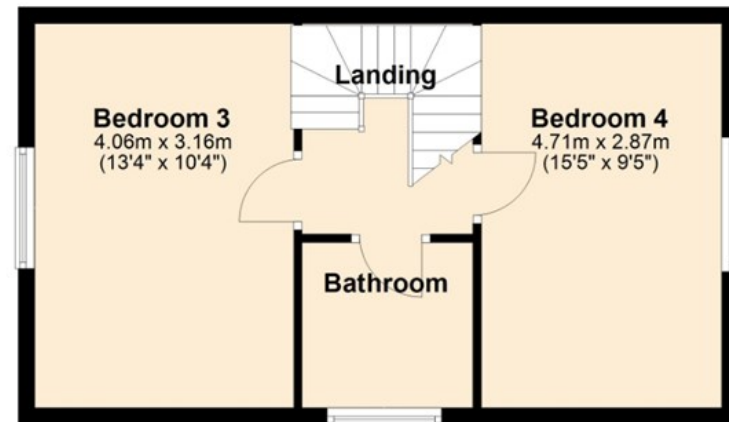
First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 121.5 sq. metres (1308.2 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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