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# Fourth Avenue, Wellingborough, NN8 3NE

£250,000 Semi-Detached

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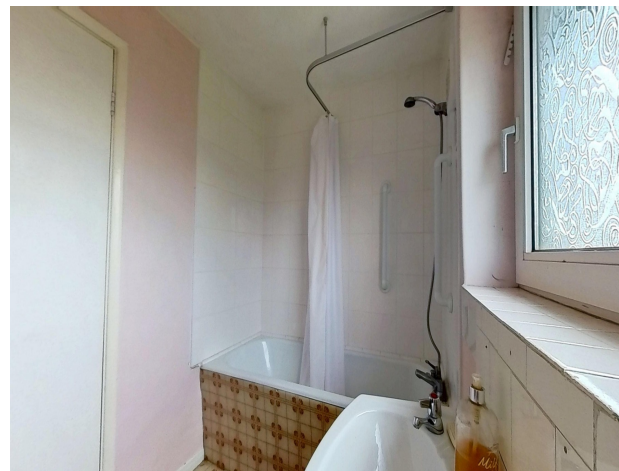
Department: Sales

Tenure: Freehold

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## Property Summary

Jackson Grundy are pleased to bring to the market a well proportioned family home. Situated close to local amenities and offered to the market with no onward chain makes Fourth Avenue a must see.

## Features & Utilities

- ✓ Great Family Home
- ✓ Good Size Rear Garden
- ✓ Garage
- ✓ Conservatory
- ✓ Full of Potential
- ✓ Close to Local Amenities
- ✓ Early Viewings Recommended
- ✓ No Chain

# Property Overview

Jackson Grundy are pleased to bring to the market a well proportioned family home. Situated close to local amenities and offered to the market with no onward chain makes Fourth Avenue a must see. In brief the property comprises entrance, hallway, lounge, conservatory and kitchen. The first floor has three bedrooms and a separate bathroom and WC. To the rear of the property is a large garden and to the front has off road parking with carport leading to garage. Early viewing is highly recommended. Call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE

Enter via composite and double glazed door. Radiator. Stairs to first floor. Storage understairs.

## KITCHEN 2.97m x 3.66m (9'9 x 12')

uPVC double glazed window to rear elevation. Timber framed door with obscure glazing to side elevation. Radiator. Wall mounted and base units with work surface over. Service hatch. Stainless steel bowl and drainer. Space for white goods. Boiler.

## LOUNGE/DINING ROOM 6.12m x 4.00m (20'1 x 13'2)

uPVC double glazed bay window to front elevation. Radiator. Gas Fire. Timber framed door to conservatory.

## CONSERVATORY 2.37m x 3.30m (7'9 x 10'10)

uPVC double glazed windows and French doors to rear elevation. Brick base.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Loft hatch.

## WC

Opaque uPVC double glazed window to side elevation. Low level WC.

## BATHROOM 1.65m x 2.04m (5'5 x 6'8)

Opaque uPVC double glazed to rear elevation. Radiator. Pedestal sink. Panel bath with mixer tap and shower over. Tiled splashbacks.

### **BEDROOM ONE 3.48m max x 3.76m (11'5 x 12'4)**

uPVC double glazed bay to front elevation. Radiator.

### **BEDROOM TWO 3.56m x 3.76m (11'8 x 12'4)**

uPVC double glazed bay to rear elevation Radiator. Fitted Wardrobes.

### **BEDROOM THREE 2.88m x 1.98m (9'5 x 6'6)**

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

## **OUTSIDE**

### **FRONT**

Driveway leading to garage. Path to front door. Carport. Lawn with shrub and flower borders.

### **GARAGE**

Brick built with barn doors to front. Dual aspect uPVC double glazed windows to rear elevation. Power and lighting.

### **REAR**

Patio area. Path to rear. Laid to lawn. Flower and fruit borders.

## **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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

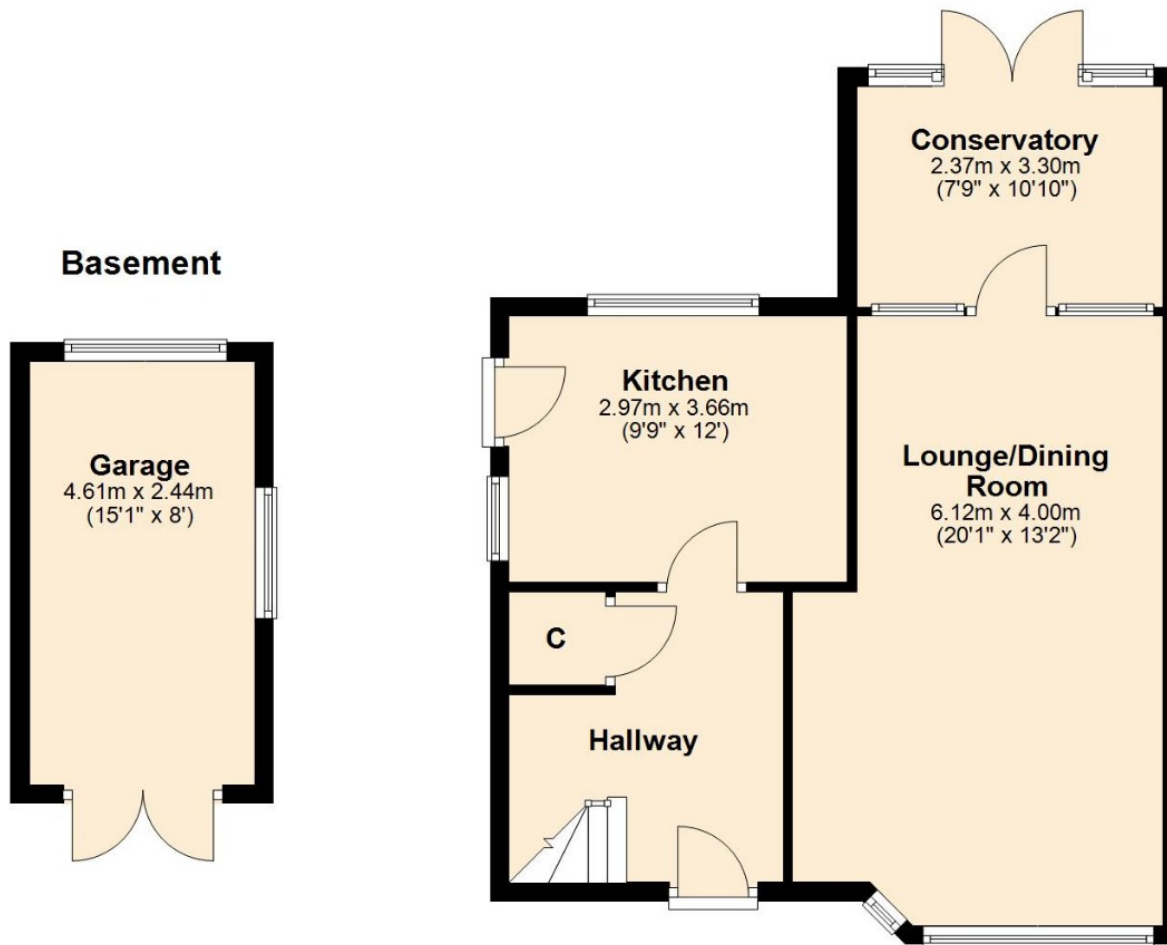
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

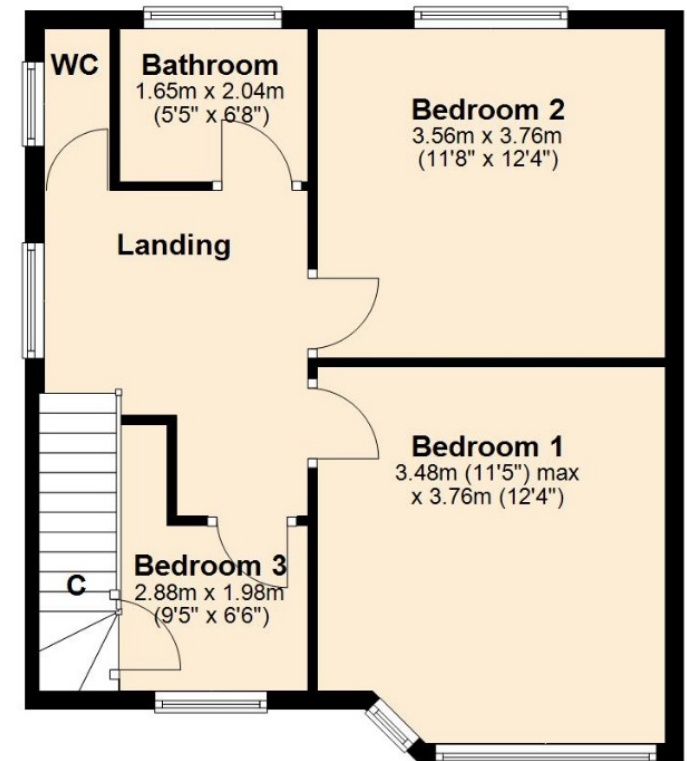
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



## First Floor



Total area: approx. 113.5 sq. metres (1222.0 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)

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