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Garners Way, Harpole, Northampton, NN7 4DN

£270,000 Semi-Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757
Email Us duston@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to offer to the market this two bedroom semi-detached cottage.

Features & Utilities

- ✓ No Chain
- ✓ Semi Detached Cottage
- ✓ Rear Garden With Outbuilding
- ✓ Refurbished Internally & Externally
- ✓ En-Suite To Both Bedrooms
- ✓ Popular Location
- ✓ Gas Radiator Heating & Double Glazed Windows
- ✓ Original Features

Property Overview

Jackson Grundy are delighted to offer to the market this two bedroom semi-detached cottage. The property has gone through refurbishments internally and externally and comprises front and rear entrances via a stable door to the rear, into the refitted kitchen/dining room with wooden herringbone flooring through out the downstairs, the lounge has the original open fireplace with surround. The staircase has been moved now in the kitchen/dining room. Upstairs there are two bedrooms both having en-suites. The main bedroom has a refitted shower room with a macerator WC and original feature fireplace. Bedroom two has its own en-suite with roll top bath, WC and wash hand basin. Externally there are three stone outbuilding all with light connected, and a shared rear garden which is mainly laid to lawn with mature hedges, borders stocked with a variety of plants and shrubs. The property further benefits from gas central heating and is offered to the market with no onward chain. EPC Rating: D. Council Tax Band: D

Door into:

LOUNGE 4.73m x 4.04m (15'6 x 13'3)

uPVC double glazed window to front elevation. Glazed single window to rear elevation. Radiator. Original feature fireplace with surround. Wood Herringbone flooring. Built in storage. Open to:

KITCHEN/DINING ROOM 4.70m x 3.93m (15'5 x 12'11)

Wooden stable door to rear elevation. Double glazed windows to front and rear elevations. Wall and base units with wood effect work surfaces. Gas hob, oven and grill. Integrated appliances. Stainless steel sink with mixer tap. Radiator. Staircase rising to first floor landing with storage under housing boiler.

FIRST FLOOR LANDING

Original wooden doors to:

BEDROOM ONE 3.67m x 4.03m (12.0 x 13'2)

uPVC double glazed window to front elevation. Original feature fireplace. Exposed floorboards. Radiator. Sliding wooden door on iron casters to en-suite.

EN-SUITE 1.07m x 2.90m (3'6 x 9'6)

Double glazed window to rear elevation. Suite comprising wash hand basin, shower cubicle with electric shower and WC.

BEDROOM TWO 2.42m x 3.95m (7'11 x 13'0)

uPVC double glazed windows to front and rear elevations. Radiator. Open to :

EN-SUITE 2.21m x 1.21m (7'3 x 4'0)

Suite comprising roll top bath, WC and wash hand basin in vanity unit. Extractor. Radiator. Exposed floorboards.

OUTSIDE

REAR GARDEN

Open garden to rear. Neighbour has access to outbuilding and across rear to side gate. Garden split with neighbour (front for 58, rear for neighbour).

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

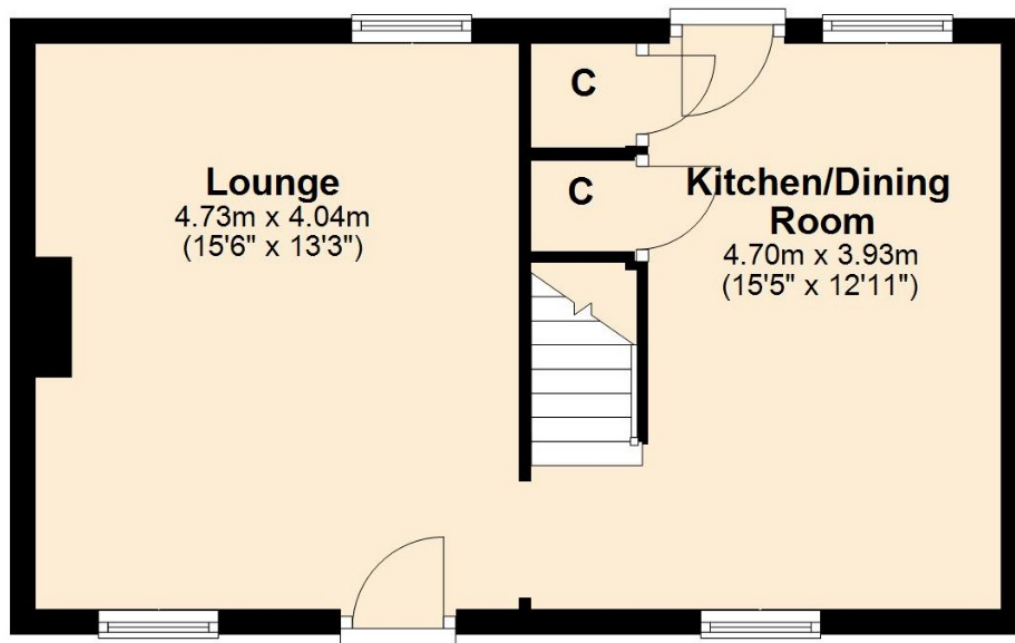
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

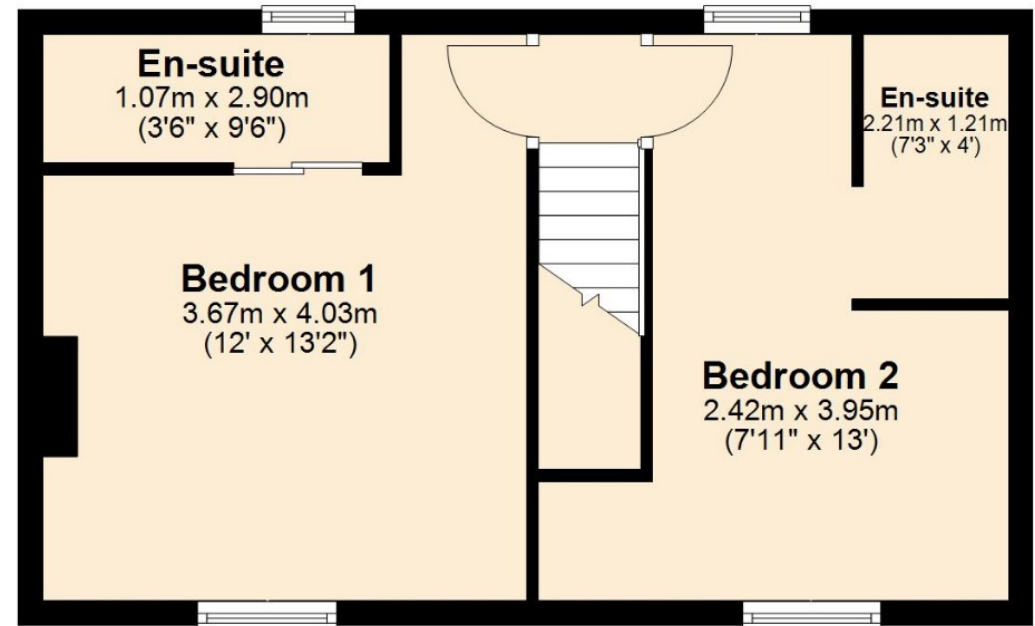
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

Floorplan

Ground Floor



First Floor



Total area: approx. 76.3 sq. metres (821.5 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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