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Gervase Square, Great Billing, NN3 9NR

£255,000 Bungalow

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Department: Sales

Tenure: Freehold



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Property Summary

An end of terrace bungalow situated within a popular area of Great Billing.

Features & Utilities

- ✓ End Terrace Bungalow
- ✓ Two Double Bedrooms
- ✓ Lounge
- ✓ Kitchen/Breakfast Room
- ✓ Garage in a Block
- ✓ Vacant Possession



Property Overview

An end of terrace bungalow situated within a popular area of Great Billing. Accommodation comprises entrance porch, entrance hall, lounge, kitchen/breakfast room, two double bedrooms and bathroom. Outside there are gardens to the front and rear and a garage located in a block. EPC Rating: C. Council Tax Band: B.

ENTRANCE PORCH

Double glazed part obscure door to front elevation. Double glazed obscure full length window to side elevation. Radiator. Cloaks cupboard. Obscure glazed door to:

ENTRANCE HALL

Two Storage cupboards. Two radiators. Doors to all rooms.

BEDROOM ONE 3.53m x 3.18m (11'7" x 10'5")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.74m x 3.18m (9' x 10'5")

Double glazed window to front elevation. Radiator.

LOUNGE 3.76m x 4.90m (12'4" x 16'1")

Double glazed bow window to rear elevation. Double glazed part obscure door to garden. Radiator.

KITCHEN/BREAKFAST ROOM 3.35m x 3.51m (11' x 11'6")

Double glazed window to rear elevation. Double glazed part obscure door to side. Fitted with a range of wall mounted and base units. with work surface over. Tiled splashbacks. Stainless steel sink with mixer tap and drainer. Plumbing for slimline dishwasher and washing machine. Built in gas hob with extractor hood over. Double electric oven. Space for fridge. Wall mounted hot water and central heating boiler.

BATHROOM 1.98m x 1.68m (6'6" x 5'6")

Double glazed obscure window to side elevation. Radiator. Bath with electric shower over. Wash hand basin. Low level WC. Fully tiled walls.

OUTSIDE

FRONT GARDEN

Open plan paved and gravel frontage.

GARAGE

Located in a block.

REAR GARDEN

Fully enclosed with fencing with side gate access. Paved, decked and gravelled areas. Laid to lawn.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

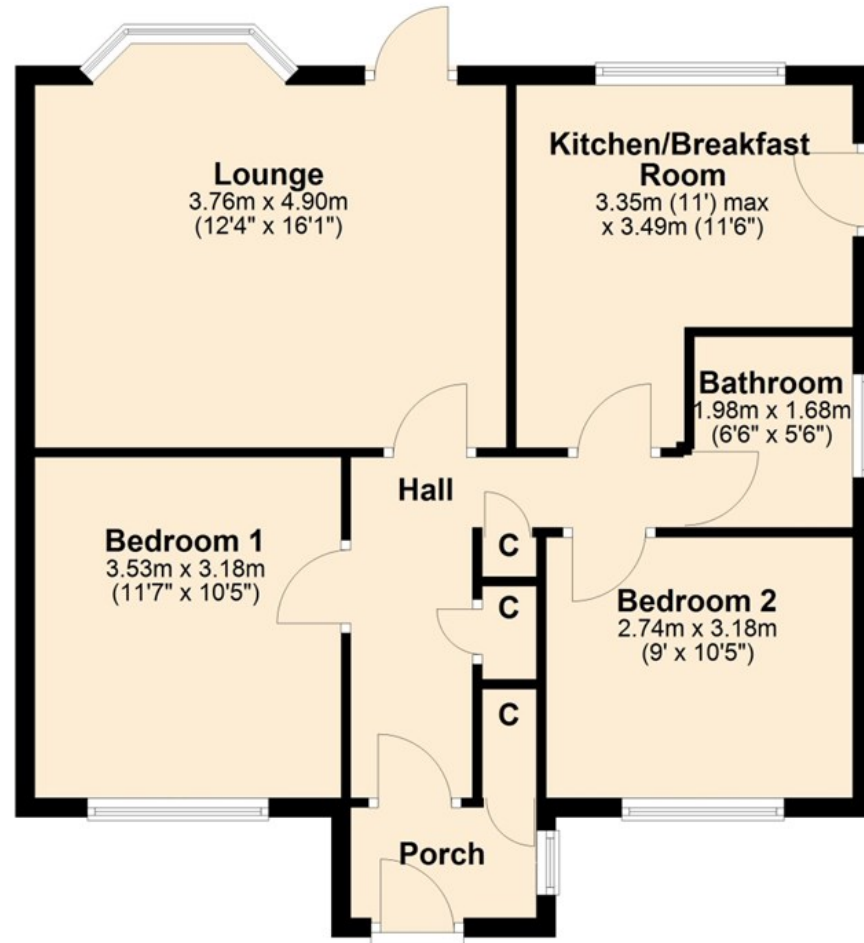
AGENTS NOTES

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

Floor Plan

Approx. 65.5 sq. metres (704.7 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 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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