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Gloucester Avenue, Delapre, NN4 8QE

£300,000 - Offers Over Semi-Detached

3 1 3



Department: Sales

Tenure: Freehold





Property Summary

MUCH IMPROVED AND EXTENDED. A fine example of a bay fronted, semi detached house set back from the roadside in the popular area of Delapre, well served with amenities to include a primary school and shops and the wonderful Delapre Abbey.

Features & Utilities

- ✓ Bay Fronted Semi-Detached
- ✓ Popular Mature Location
- ✓ Extended Accommodation
- ✓ Double Glazing & Gas Central Heating
- ✓ Three Bedrooms
- ✓ Lovely Rear Garden
- ✓ Block Paved Parking
- ✓ Highly Recommended

Property Overview

MUCH IMPROVED AND EXTENDED. A fine example of a bay fronted, semi detached house set back from the roadside in the popular area of Delapre, well served with amenities to include a primary school and shops and the wonderful Delapre Abbey. The property benefits from gas central heating via combination boiler, uPVC double glazing and comprises storm porch with original chequered tiled step and stained glass and leaded light entrance door and side screens to the entrance hall, open plan living/dining room with fireplace and French doors to garden, kitchen with original pantry cupboard and archway to breakfast room with stable door to garden and utility cupboard with window. The rear section of the garage has been partitioned to create a study/playroom with the front section retained for storage of bikes/tools etc. There are three first floor bedrooms and a refitted family bathroom. Outside the property is set back from the roadside, overlooking a green with a low maintenance front garden laid to block paving for two/three cars and a mature rear garden extending to over 70' (22m) in length. Viewing is very much recommended.

ENTRANCE PORCH

Enter storm porch via uPVC double glazed doors. Original chequered tiled step and stained glass leaded light entrance door.

ENTRANCE HALL

Original stained glass leaded light entrance door with side panels. Radiator. Stairs to first floor level. Cupboard understairs.

LOUNGE/DINING ROOM 8.64m x 3.68m (28'4" x 12'1")

Double glazed bay window to front elevation with curved radiator under. Two chimney breasts and alcoves one with feature open fireplace. Wood laminate flooring. Double glazed bay window to rear elevation including French doors leading to garden. Two radiators.

KITCHEN 2.59m x 2.13m (8'6" x 7')

Double glazed window to rear elevation. Base and wall mounted units with work surface over. Sink unit with drainer and mixer tap over. Tiles splashbacks. Built in ceramic hob, oven and extractor hood. Built in dishwasher. Tiled floor. Understairs pantry cupboard with shelving. Archway to:

UTILITY

Cupboard housing combination boiler and washing machine.

BREAKFAST ROOM 5.44m x 2.21m (17'10" x 7'3")

Obscure double glazed stable door leading to rear garden. Radiator. Double glazed window to rear elevation. Double glazed window to rear elevation. Tiled flooring. Two Velux windows to roof space. Door leading to study/playroom.

STUDY/PLAYROOM 2.84m x 2.21m (9'4" x 7'3")

LED downlighters. Wood laminate flooring. Converted from rear section of garage.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Doors to:

BEDROOM ONE 4.27m x 3.66m (14' x 12')

Double glazed bay window to front elevation and curved radiator under. Chimney breast and alcoves.

BEDROOM TWO 3.84m x 3.66m (12'7" x 12')

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

BEDROOM THREE 2.39m x 1.96m (7'10" x 6'5")

Double glazed window to front elevation. Radiator. Wood laminate flooring.

BATHROOM 2.62m x 1.96m (8'7" x 6'5")

Obscure double glazed window to rear elevation. Radiator. 'P' shaped panel bath with shower over. Pedestal wash hand basin. Low level WC. Tiled effect laminate flooring.

OUTSIDE

FRONT GARDEN

Generous frontage. Laid primarily to block paving providing off road parking. Low level brick wall.

GARAGE

Up and over door. Front section remains, providing storage for bins, bikes, tools etc.

REAR GARDEN

A lovely feature of the property extending to over 70ft (22m) in length with patio and lawned beyond with stocked borders. Apple trees. Hardstanding for shed. Water 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 C

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – FTTP (Fibre to premises)

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway

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

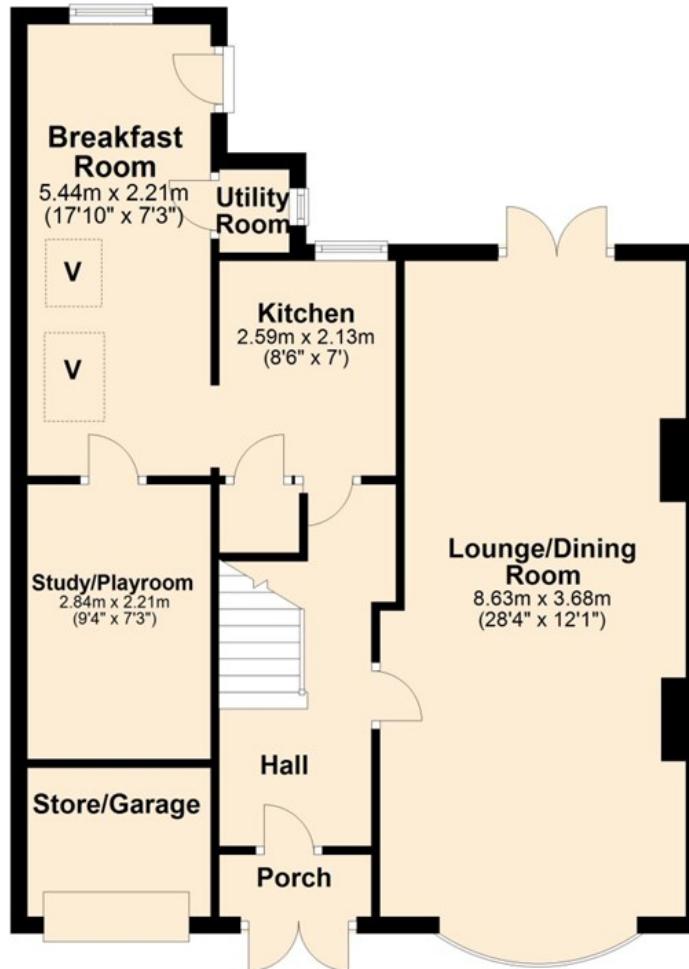
AGENTS NOTES

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

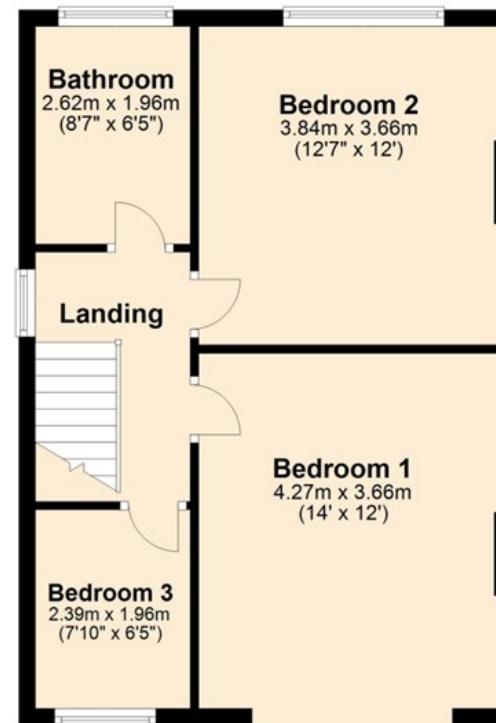
Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 118.7 sq. metres (1277.8 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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