



www.jacksongrundy.com

Granary Road, East Hunsbury, NN4 0XB

£239,995 Semi-Detached

2 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

AN ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE ENJOYING A CUL-DE- SAC CORNER POSITION IN THE EVER POPULAR EAST HUNSBURY, NN4 DISTRICT.

Features & Utilities

- ✓ Popular NN4 East Hunsbury District
- ✓ Semi Detached House
- ✓ Modern Kitchen & Bathroom
- ✓ Double Glazing & Gas Central Heating
- ✓ Two Bedrooms
- ✓ Off Road Parking
- ✓ Lovely End Plot



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk



Property Overview

AN ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE ENJOYING A CUL-DE- SAC CORNER POSITION IN THE EVER POPULAR EAST HUNSBURY, NN4 DISTRICT.

The property also benefits from a corner plot position, double glazing, gas central heating and re-fitted kitchen. We understand both the kitchen and boiler have been replaced within the last three years.

The accommodation offers an entrance hall with stairs rising to first floor, lounge, re-fitted kitchen/diner with doors to the garden, landing with window, two bedrooms and a family bathroom. Outside, the front is laid to and open plan lawn with off road parking beside with a side gate through to the enclosed rear garden which enjoys a southerly aspect.

EPC Rating: D. Council Tax Band: B.

GROUND FLOOR

HALLWAY

LIVING ROOM

KITCHEN

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

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

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

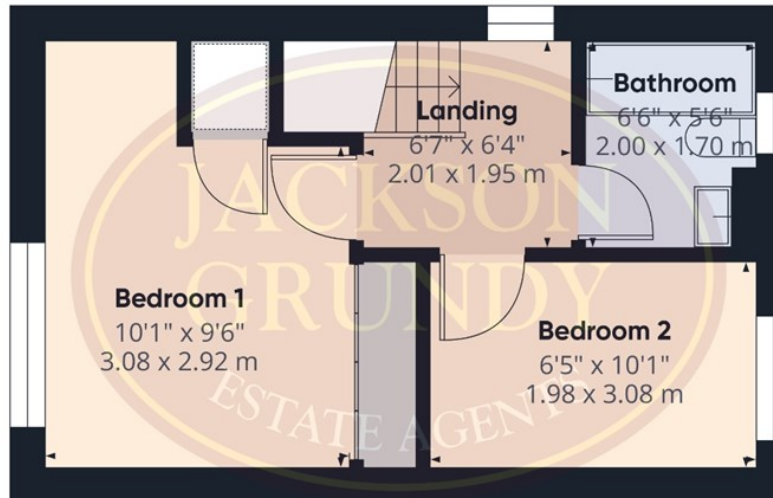
AGENTS NOTES

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

552 ft²

51.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk

