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Gynwell, Naseby, NN6 6DB

£275,000 - Guide Price Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A three bedroom semi detached property with a very large garden and scope for extension, driveway and general improvement. It has a porch, hall, lounge, kitchen / dining room, utility room, cloakroom, three bedrooms and a bathroom.

Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Very Large Garden
- ✓ Potential To Extend
- ✓ Potential For driveway
- ✓ Potential For Improvement
- ✓ Radiator Heating
- ✓ uPVC Double Glazing
- ✓ No Onward Chain

Property Overview

A three bedroom semi detached property with a very large garden and scope for extension, driveway and general improvement. It has a porch, hall, lounge, kitchen / dining room, utility room, cloakroom, three bedrooms and a bathroom. It has uPVC double glazing, radiator heating and is immediately available. The large garden has several lawn areas and outbuildings with space to keep chickens, grow vegetables, have a home office etc. EPC Rating E. Council Tax Band C.

ENTRANCE PORCH

Entrance via front door. Windows to front and side elevations. Door to:

ENTRANCE HALL

Radiator. Stairs rising to first floor landing.

LOUNGE 3.45m x 5.00m (11'4" x 16'5")

Window to front elevation. Radiator. Fireplace.

UTILITY ROOM 1.85m x 2.67m (6'1" x 8'9")

Window to side elevation. Space for washing machine and tumble dryer. Door to front elevation.

CLOAKROOM

Window to rear elevation. Radiator. WC and wash hand basin.

FIRST FLOOR LANDING

Window to side elevation. Access to loft space.

BEDROOM ONE 2.59m x 3.96m (8'6" x 13')

Window to front elevation. Radiator.

BEDROOM TWO 2.74m x 3.17m (9' x 10'5")

Window to rear elevation. Radiator. Airing cupboard.

BEDROOM THREE 3.12m x 2.87m (10'3" x 9'5") max

Window to front elevation. Radiator.

BATHROOM 2.44m x 2.77m (8' x 9'1")

Window to rear elevation. Radiator. Suite comprising bath, shower in a corner cubicle, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Lawned frontage. Gated side access to the rear.

REAR GARDEN

The large sections of lawn are bordered and interspersed with established trees, hedges, bushes and plants. Throughout this sizeable rear garden there are garden sheds, a summer house, chicken run, greenhouse, aviary and other stores.

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 – E

Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Oil Heating
Parking – Ask Agent
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

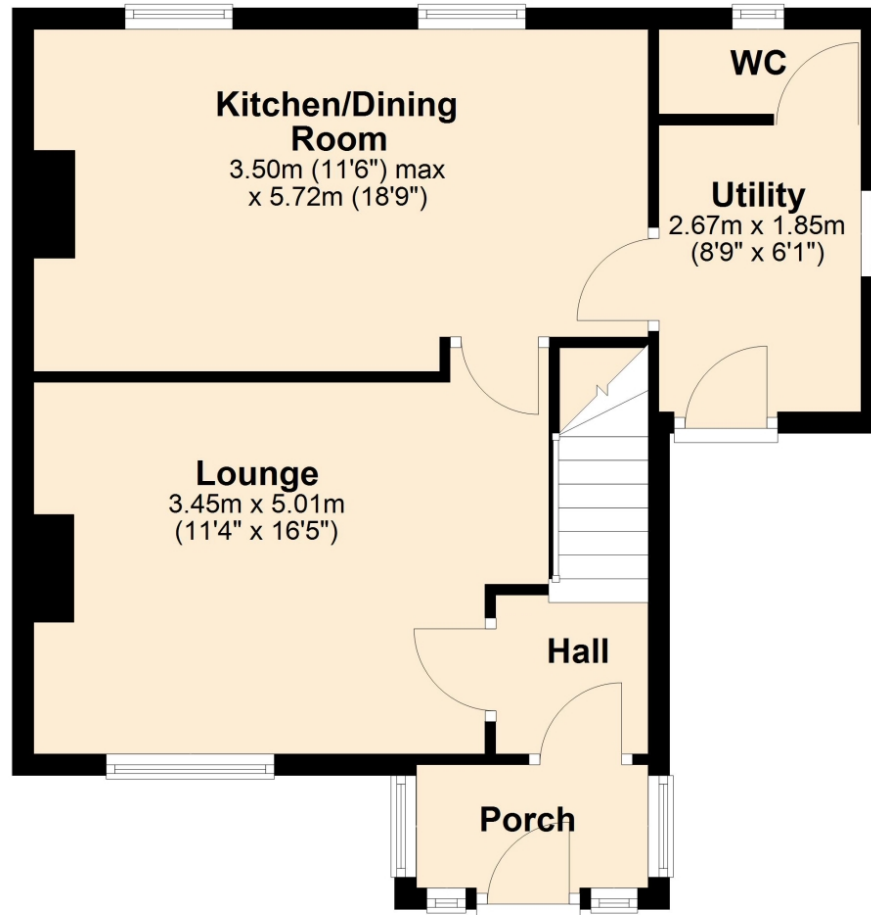
AGENTS NOTES

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

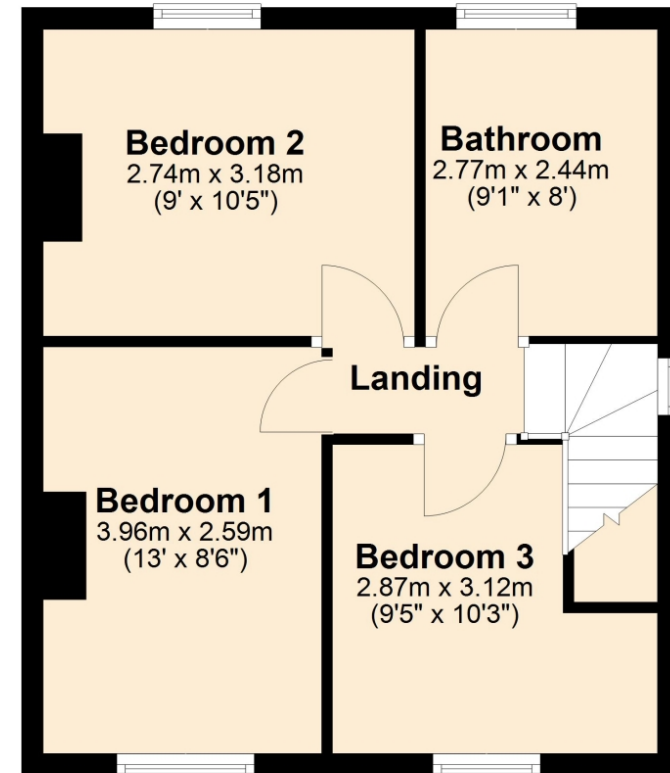
Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 90.1 sq. metres (969.7 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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