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# Hallam Close, Moulton, NN3 7LB

£200,000 End of Terrace

3 1 1



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to offer this spacious three bedroom end of terrace to the market with a low maintenance rear garden and off road parking for multiple vehicles at the front.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Large Garden
- ✓ End Of Terrace
- ✓ In Need Of Modernisation
- ✓ Popular Location
- ✓ Off Road Parking

# Property Overview

Jackson Grundy are delighted to offer this spacious three bedroom end of terrace to the market with a low maintenance rear garden and off road parking for multiple vehicles at the front.

The property benefits from an entrance porch which leads into the lounge and a kitchen/breakfast room. To the first floor there are two double bedrooms, a single bedroom and a wet room.

The property also benefits from double glazing and gas radiator heating.

EPC Rating: TBC. Council Tax Band: B

## GROUND FLOOR

### HALLWAY

### LOUNGE AREA

### KITCHEN/BREAKFAST ROOM AREA

## FIRST FLOOR

### LANDING

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

## BATHROOM

## OUTSIDE

## FRONT GARDEN

## REAR GARDEN

## MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

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

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

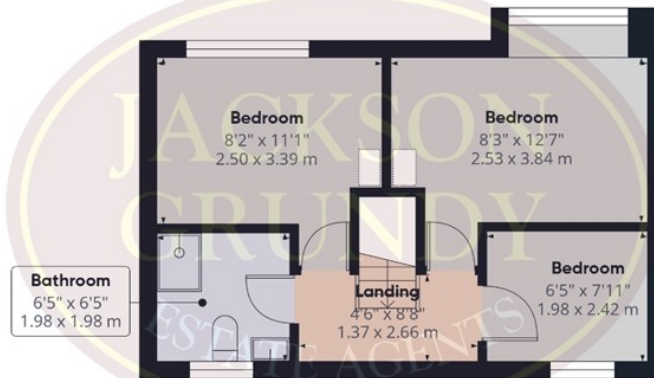
### AGENTS NOTES

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<sup>m</sup>

699 ft<sup>2</sup>  
65 m<sup>2</sup>

## Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

..... Below 5 ft/1.5 m

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

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# 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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