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Hertford Court, Meadowfields, NN3 9TD

£365,000 Detached

4 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

A detached four double bedroom property situated within a cul-de-sac in the popular Meadowfields area of Northampton.

Features & Utilities

- ✓ Well Presented Detached Property
- ✓ Cul-De-Sac Location
- ✓ Four Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Tandem Garage
- ✓ Viewing Recommended To Appreciate Potential



Property Overview

A detached four double bedroom property situated within a cul-de-sac in the popular Meadowfields area of Northampton. The accommodation comprises entrance hall, cloakroom/utility, kitchen/dining room, lounge, four bedrooms and bathroom. Outside there are gardens to front and rear, driveway providing off road parking leading to a tandem garage. EPC Rating: TBC. Council Tax Band: D

HALL

Double glazed part obscure glazed entrance door. Radiator. Storage cupboard. Understairs cupboard. Staircase rising to first floor landing. Doors to:

CLOAKROOM/UTILITY ROOM

Double glazed obscure glazed window to front elevation. Radiator. Tiled floor. Suite comprising WC and wash hand basin. Fitted wall cupboards.

KITCHEN 5.49m x 1.94m (18' x 6'4")

Double glazed windows to front and side elevations. Double glazed part obscure glazed door to side elevation. Radiator. Wall and base units. Work surfaces. Stainless steel sink and drainer with mixer tap. Gas and electric cooker points. Space for fridge/freezer. Tiled floor. Wall mounted combination boiler.

LOUNGE 3.94m x 5.72m (12'11" x 18'9")

Double glazed window to rear elevation. Double glazed French doors to garden. Radiator. Coving.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Coving. Doors to:

BEDROOM ONE 3.93m x 3.40m (12'10" x 11'1")

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM TWO 3.39m x 2.79m (11'1" x 9'1")

Double glazed window to front elevation. Radiator. Fitted bedroom furniture.

BEDROOM THREE 2.96m x 2.65m (9'8" x 8'8")

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 3.15m x 2.59m (10'4" x 8'5")

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed obscure glazed window to side elevation. Radiator. Suite comprising bath with shower attachment and mixer tap, wash hand basin and WC. Extractor. Tiled walls.

OUTSIDE

FRONT GARDEN

Open plan lawned frontage. Driveway leading to a tandem garage.

TANDEM GARAGE

Up and over. Single glazed window to rear elevation. Single glazed part glazed courtesy door to garden. Power and light.

REAR GARDEN

Fully enclosed by timber fencing. Gated side access. Paved patio area. Laid to lawn.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band D
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 – Central Heating, Gas Central Heating
Parking – Off-street, Garage
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

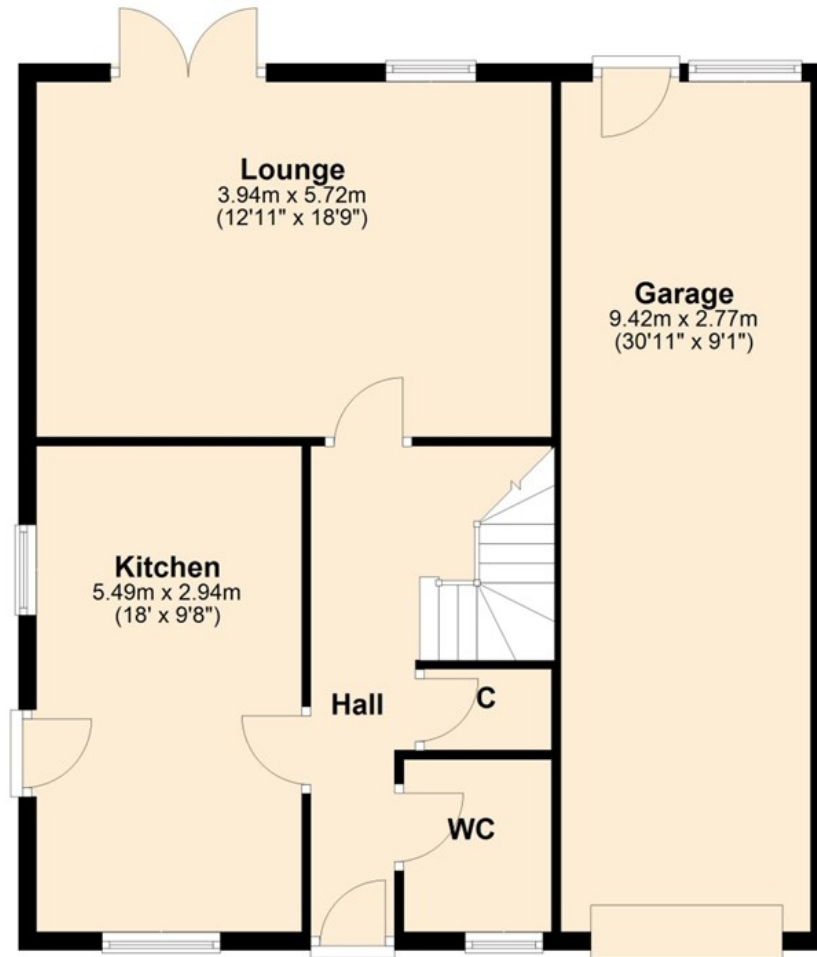
AGENTS NOTES

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

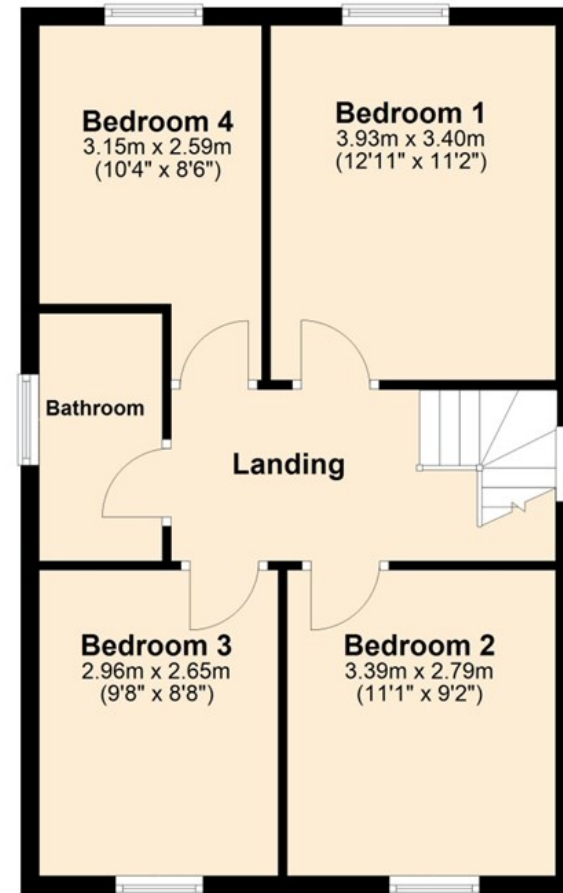
Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 135.3 sq. metres (1456.3 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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11 Weston Favell Centre, Northampton, NN3 8JZ

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