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Little Gull Close, Southfields, NN3 5BU

£220,000 Semi-Detached

2 1 1



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Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Semi-detached two bedroom property situated with the Southfield area of Northampton.

Features & Utilities

- ✓ Semi-Detached Property
- ✓ Two Bedrooms
- ✓ Combination Boiler
- ✓ Off Road Parking for Several Vehicles
- ✓ Single Garage
- ✓ Viewing is Recommended



Property Overview

Semi-detached two bedroom property situated with the Southfield area of Northampton. Accommodation comprises entrance hall, open plan lounge/dining room and kitchen. The the first floor there are two bedrooms and a bathroom. Outside there is a garden to the rear, to the front there is a blocked paved driveway and an additional driveway leading to a garage.

ENTRANCE HALL

Entry gained via obscure double glazed door. Stairs rising to first floor landing. Doors to kitchen and lounge area.

LOUNGE/DINING ROOM 3.94m x 5.54m (12'11" x 18'2")

Double glazed bow window to front elevation. Two radiators. Understairs storage cupboard. Laminate flooring. Coving to ceiling. Double glazed patio door.

KITCHEN 2.68m x 2.03m (8'9" x 6'8")

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level units with work surface over. Tiling to splashback areas. Single drainer stainless steel sink unit with mixer tap over. Space for electric cooker. Extractor hood. Plumbing for washing machine. Space for fridge freezer.

FIRST FLOOR LANDING

Acess to loft space. Doors to bedrooms, bathroom, storage cupboard housing hot water tank and boiler.

BEDROOM ONE 3.36m x 3.18m (11' x 10'5")

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.77m x 2.09m (9'1" x 6'10")

Double glazed window to front elevation. Radiator.

BATHROOM 1.68m x 2.08m (5'6" x 6'10")

Double glazed window to side elevation. Fitted with a three piece suite comprising pannelled bath with mixer tap and shower attachment. Pedestal wash

hand basin and low level WC. Tiling to splashback areas.

OUTSIDE

FRONT GARDEN

Driveway leading to a single garage and block paved area providing addition off road parking.

GARAGE

Up and over door.

REAR GARDEN

Enclosed rear garden with side gated access. Patio to the immediate rear of the property with lawn area beyond. Enclosed by timber panel fencing. Outside 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 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 – Driveway, Single 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

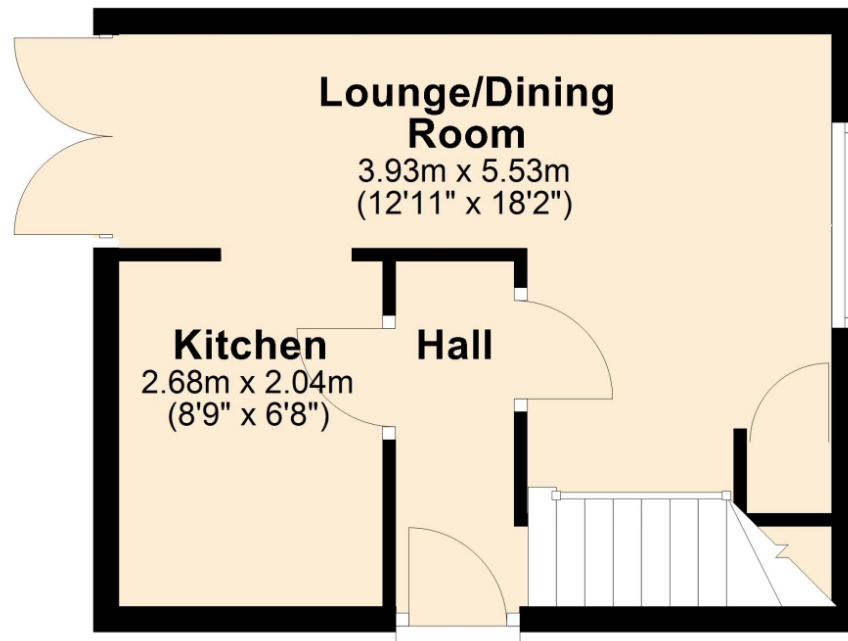
AGENTS NOTES

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

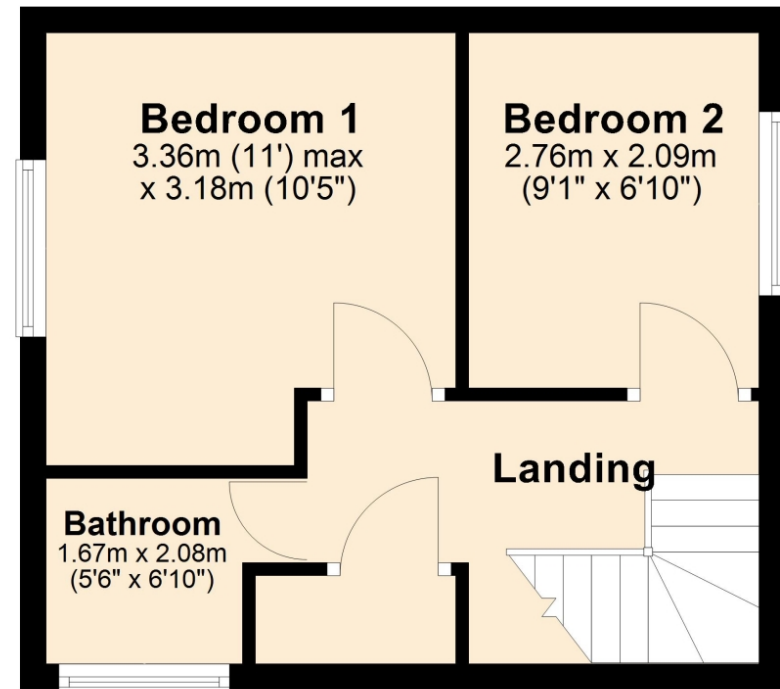
Ground Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 51.8 sq. metres (557.3 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
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