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Mallard Close, West Hunsbury, NN4 9UR

£155,000 - Offers Over End of Terrace

2 1 1



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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Property Summary

Entered via a uPVC partly glazed front door leading into the entrance hall with fuse box and space for coats/hangers, providing access to the open plan lounge/diner and kitchen. The property has been recently renovated, offering modern finishes across the majority of the accommodation.

The lounge/diner benefits from dual aspect uPVC double glazed windows, a feature electric fireplace with remote control and stairs rising to the first floor. The kitchen area has uPVC double glazed doors leading to the rear garden and is fitted with wall and base units with work surfaces over, tiled splashback areas and a one bowl sink with stainless steel mixer tap. There is space for a gas cooker, washing machine and fridge/freezer. The kitchen has been recently refitted and features halogen spotlights to the ceiling. The ground floor benefits from wooden panel flooring, with modern electric heaters installed throughout the whole house.

The first floor landing provides access to both bedrooms, loft and bathroom. Both bedrooms benefit from uPVC double glazed windows, with the master bedroom offering a good size airing cupboard. The bathroom includes a double glazed uPVC window, low level WC, pedestal wash hand basin and panel bath with electric shower over, tiled to splashback areas with tiled flooring. The first floor and stairs are fully carpeted.

Outside, to the front of the property there is a double driveway providing off road parking, while to the rear there is an enclosed garden comprising patio area, lawn and mature tree, enclosed by brick and timber fencing.

EPC Rating: E. Council Tax Band: B

LEASEHOLD INFORMATION

We have been advised of the following:

Monthly rental payment: £131.56

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representative.





Floorplan



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.



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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