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# Mallard Close, West Hunsbury, Northampton, NN4 9UR

£161,000 Detached

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

SHARED OWNERSHIP – Jackson Grundy welcome to the market this two bedroom detached house ideal for first time buyer.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Two Allocated Parking Bays
- ✓ Ideal First Time Buy
- ✓ Close To Shops & Local Schools
- ✓ Close To Motorway Links
- ✓ Enclosed Private Garden



# Property Overview

## SHARED OWNERSHIP –

Jackson Grundy welcome to the market this two bedroom detached house ideal for first time buyer. The accommodation comprises entrance porch, lounge/dining room, kitchen and conservatory. To the first floor are two double bedrooms and a bathroom. Outside is a private, enclosed rear garden with covered seating area, shed with electrics and side access. The property has two allocated parking bays. Situated close to local shops, schools and has good links to the M1 motorway. EPC Rating: C. Council Tax Band: B

## PORCH

uPVC double glazed entrance door. Radiator. Doors to:

## LOUNGE/DINING ROOM 2.96m x 4.92m (9'8 x 16'2)

uPVC double glazed sliding doors to rear garden. Gas Radiator. Staircase rising to first floor landing. Archway into:

## KITCHEN 1.89m x 3.12m (6'2 x 10'3)

uPVC double glazed window to front elevation. Wall and base units with work surfaces over. Four ring gas hob. Sink unit and drainer. Space and plumbing for washing machine & integrated fridge/freezer. Tiling to splash back areas. Gas boiler.

## CONSERVATORY 2.39m x 3.94m (7'10 x 12'11)

Entered via sliding doors. Dual aspect windows to side and rear elevations with wooden door into garden. Laminate flooring.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 2.30m x 3.18m (7'7 x 10'5)

uPVC double glazed window to rear elevation. Built in wardrobe and cupboard. Radiator.

## BEDROOM TWO 2.52m x 2.80m (8'3 x 9'2)

uPVC double glazed window to front elevation. Radiator.

## **BATHROOM**

Obscure uPVC double glazed window to front elevation. Suite comprising low level WC, wash hand basin and bath with shower over. Tiling to splash back areas.

## **OUTSIDE**

## **GARDEN**

Enclosed via wooden panelled fencing. Under cover seating area. Shed with electrics. Laid mainly to lawn. Gated side access.

## **PARKING**

Two allocated parking bays.

## **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### SHARED OWNERSHIP

70% Share.

Monthly Rent to West Northants Council – £131.56

The above information would need to be verified by your chosen legal representative.

### DRAFT DETAILS

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

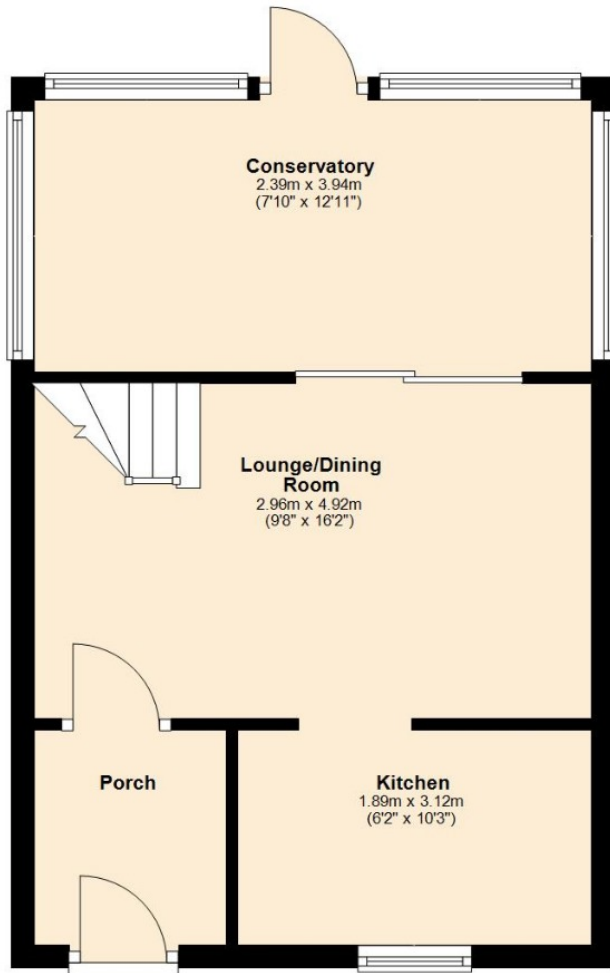
### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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.

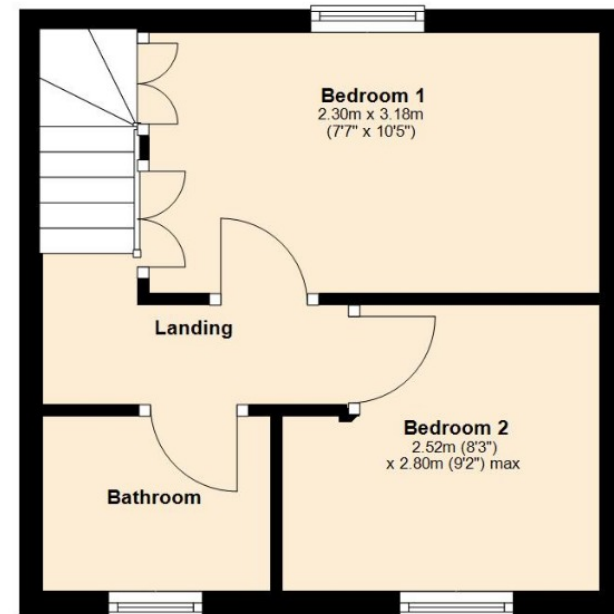


# Floorplan

## Ground Floor



## First Floor



Total area: approx. 58.4 sq. metres (628.2 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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