



www.jacksongrundy.com

Moorend Road, Yardley Gobion, NN12 7UF

£300,000 - Offers Over Cottage

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk



Property Summary

VILLAGE LIFE. A rare chance has arisen to purchase this wonderful, detached, stone property nicely set back from the road, in this highly regarded, rural, South Northants village.

The cottage would be perfect for those not wishing to be burdened with the upkeep of outdoor space and offers much charm and character boasting a sitting room with stunning inglenook fireplace, dual aspect kitchen, split level first floor landing which cosies up as a reading area or small study area, two bedrooms and a bathroom.

Outside is a small, gated paved area giving access to the kitchen door and space to store bins etc.

EPC Rating: F Council Tax Band: C

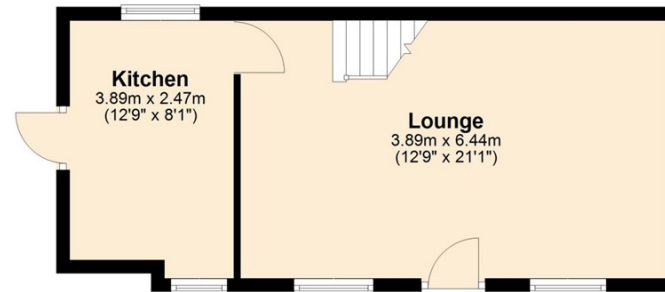




Floorplan

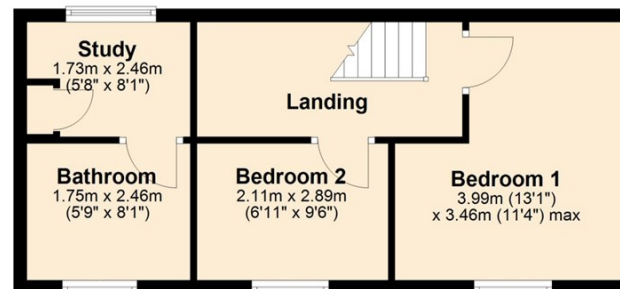
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 sq. feet)

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 marketed 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.

www.jacksongrundy.com

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

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk

