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Morgan Close, Rectory Farm, NN3 5JH

£215,000 Semi-Detached

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Situated within Rectory Farm, Northampton, this modern two bedroom home is tucked away in a quiet cul-de-sac location.

Features & Utilities

- ✓ No Chain
- ✓ Two Bedrooms
- ✓ Driveway For Two/Three Cars
- ✓ Open Kitchen/Dining Room
- ✓ Cul-De-Sac Location
- ✓ Side Access



Property Overview

Situated within Rectory Farm, Northampton, this modern two bedroom home is tucked away in a quiet cul-de-sac location. The property benefits from a driveway providing off road parking for two cars, side access to the rear garden, and well presented contemporary living throughout. An ideal choice for first time buyers, downsizers, or investors seeking a low-maintenance home in a desirable residential area.

EPC Rating: D. Council Tax Band: B

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN/DINING ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

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 – D

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 – Off-street

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

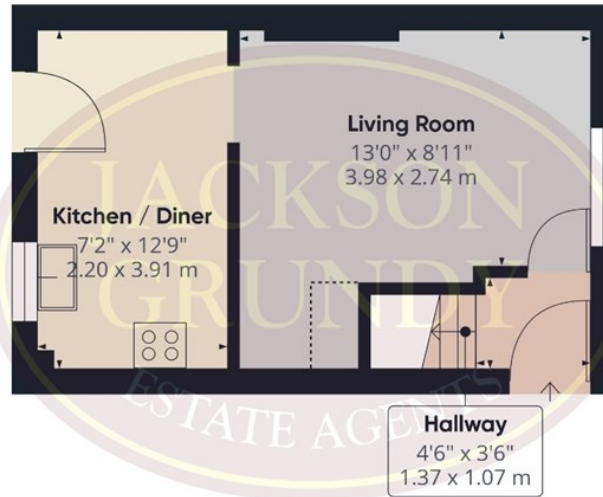
Rights and Easements – Ask Agent

AGENTS NOTES

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.

Floorplan



Floor 0



Floor 1



Approximate total area^m

485 ft²

44.9 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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