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# Neneside Close, Weedon, NN7 4QH

£265,000 Bungalow

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy welcome to the market this rarely available two bedroom, detached bungalow. Nestled upon a tranquil close, overlooking a brook and the Royal Ordnance Depot in the highly desirable village of Weedon.

## Features & Utilities

- ✓ Two Bedroom Bungalow
- ✓ Desirable Village Location
- ✓ Driveway
- ✓ uPVC Double Glazing
- ✓ Parking for Multiple Vehicles
- ✓ Countryside Views
- ✓ Enclosed Rear Garden
- ✓ Gas Central Heating
- ✓ 16ft+ Lounge
- ✓ Close to Local Amenities & Bus Routes

# Property Overview

Jackson Grundy welcome to the market this rarely available two bedroom, detached bungalow. Nestled upon a tranquil close, overlooking a brook and the Royal Ordnance Depot in the highly desirable village of Weedon. The accommodation comprises entrance hall, lounge, kitchen, two bedrooms, shower room, driveway for multiple off road parking, front and enclosed rear garden. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE

Sliding external door into porch area. Access to property via composite door with decorative glass panel. Radiator. Tiled flooring. Access to lounge, kitchen, bedrooms and shower room.

## LOUNGE 5.16m x 3.36m (16'11" x 11'0")

uPVC double glazed sliding patio doors to rear elevation. Radiator. Tiled flooring.

## KITCHEN 2.80m x 3.13m (9'2" x 10'3")

uPVC double glazed window to rear elevation. uPVC double glazed single door to rear elevation. Radiator. Range of base and eye level units. Tiled floor. Full wall tiling. Space for white goods. Composite sink and drainer with stainless steel mixer tap.

## BEDROOM ONE 3.68m x 3.36m (12'1" x 11'0")

uPVC double glazed window to front elevation. Radiator. Tiled flooring.

## BEDROOM TWO 2.51m x 3.14m (8'3" x 10'4")

uPVC double glazed window to front elevation. Radiator. Tiled flooring.

## SHOWER ROOM

Obscure uPVC double glazed window to side elevation. Double shower cubicle. Low level WC. Pedestal wash hand basin. Full height tiling. Tiled flooring.

## OUTSIDE

## FRONT GARDEN

Small lawn stretching the width of the property. Tandem block paved driveway with side access to rear garden.

### REAR GARDEN

Low maintenance patio area. Enclosed with corrugated metal fencing. Side access leading to driveway.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Lateral Living

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

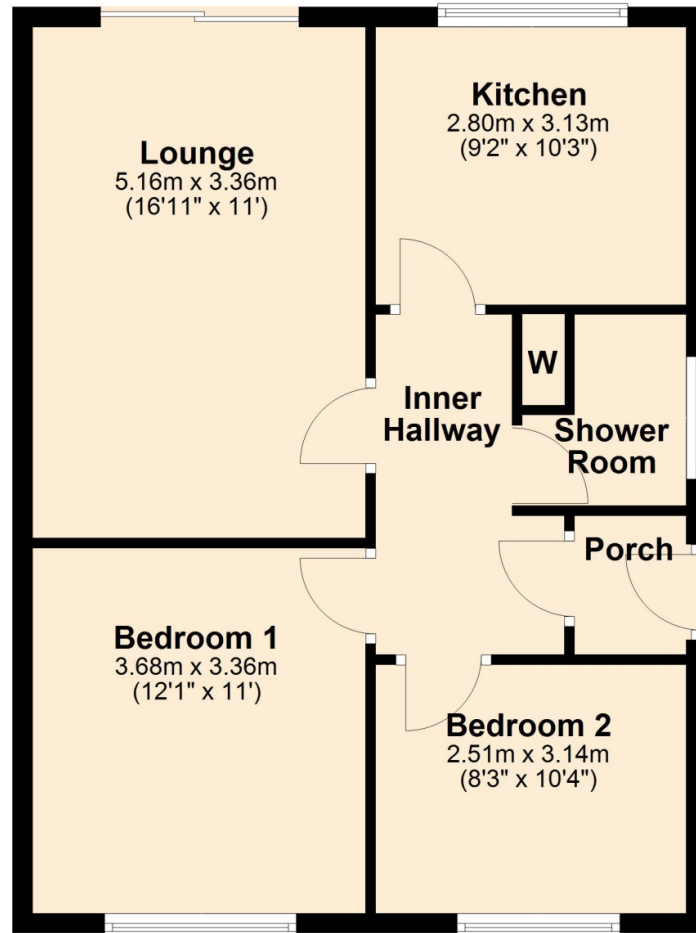
### AGENTS NOTES

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. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 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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