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Orchard Way, Cogenhoe, NN7 1LZ

£325,000 Semi-Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Description coming shortly

Features & Utilities

- ✓ Well Presented & Extended
- ✓ Semi Detached
- ✓ Village Location
- ✓ Three/Four Bedrooms
- ✓ Double Width Driveway and Garage
- ✓ Viewing Recommended To Appreciate Size

Property Overview

A well presented and extended semi detached property situated within the popular Cogenhoe area of Northampton. The accommodation comprises entrance hall, shower room, lounge/dining room, kitchen/dining room and three/four bedrooms. Outside there are established gardens to the front, side and rear. Double width driveway providing off road parking leading to a single garage. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

Single glazed obscure glazed door to side. Radiator. Cloaks cupboard. Wood flooring. Doors to lounge/dining room, bedroom four and shower room. Dog leg staircase to first floor landing.

SHOWER ROOM 2.64m x 2.29m (8'7" x 7'6")

Double glazed obscure glazed window to side elevation. Suite comprising walk in shower cubicle, WC and wash hand basin. Radiator. Cupboard with plumbing for washing machine. Part tiled walls.

LOUNGE/DINING ROOM 8.32m x 3.43m (27'3" x 11'3")

Double glazed window to front elevation. Two radiators. Wood flooring. Arch to:

KITCHEN/DINING ROOM 5.23m x 2.34m (17'1" x 7'8")

Double glazed windows to rear and side elevations. Double glazed French doors to garden. Base units with work surfaces over. One and a half bowl sink. Electric cooker point. Space for fridge. Radiator. Tiled floor.

FIRST FLOOR LANDING

Double glazed window to side elevation. Storage cupboard. Doors to bedrooms one, two and three.

BEDROOM ONE 4.18m x 2.59m (13'8" x 8'5")

Double glazed window to rear elevation. Radiator. Exposed floorboards.

BEDROOM TWO 3.84m x 2.66m (12'7" x 8'8")

Double glazed windows to side and rear elevations. Radiator. Exposed floorboards. Cupboard housing combination boiler.

BEDROOM THREE 3.40m x 2.64m (11'1" x 8'7")

Double glazed window to front elevation. Radiator. Exposed floorboards.

OUTSIDE

FRONT GARDEN

Open plan with lawned frontage with some shrubs and trees. Double width driveway leading to garage. Outside tap.

REAR AND SIDE GARDEN

Fully enclosed with fencing and side gated access. Mainly laid to lawn with well stocked borders with an array of mature shrubs and trees. Decked patio area and paths.

GARAGE

Up and over door. Power and light. Window to side with courtesy door.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

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 – Off-street, Single Garage
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

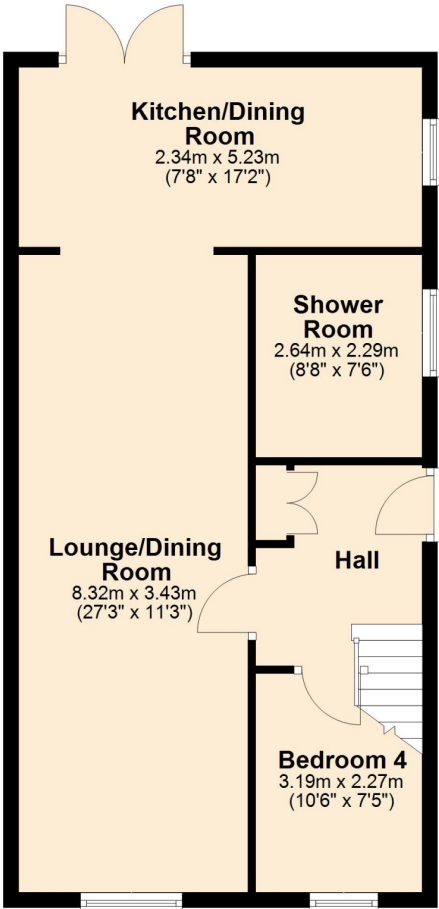
AGENTS NOTES

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

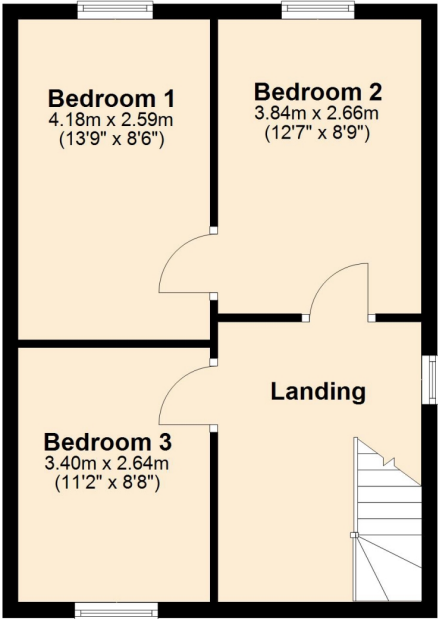
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



First Floo

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152