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Orchard Way, Cogenhoe, NN7 1LZ

£260,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented and rarely available semi-detached bungalow situated in the ever popular village of Cogenhoe. The property is offered to the market with noonward chain.

Features & Utilities

- ✓ No Chain
- ✓ Semi-Detached Bungalow
- ✓ Garage
- ✓ Two Bedrooms
- ✓ Driveway
- ✓ Well Presented Front and Rear Gardens
- ✓ Gas Central Heating
- ✓ Village Location

Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented and rarely available semi-detached bungalow situated in the ever popular village of Cogenhoe. The accommodation comprises entrance porch, kitchen / dining room, lounge, two bedrooms and a shower room. The rear garden has been well maintained and to the front is off road parking for three to four cars leading to a garage. The property is offered to the market with no onward chain. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE PORCH

Enter via uPVC door with glazed panel into entrance porch.

KITCHEN 2.98m x 4.78m (9'9" x 15'8")

Double glazed window to front and side elevation. Double glazed door to side elevation. Radiator. Stainless steel one and a half bowl sink. Extractor. Space for cooker, fridge freezer and washing machine. Wall mounted and base counter cupboards. Partly tiled.

LOUNGE 5.11m x 3.29m (16'9" x 10'10")

Double glazed window to front elevation. Radiator. Door to entrance porch. TV aerial. Feature fireplace.

BATHROOM

Double glazed window to side elevation. WC. Wash hand basin. Shower cubicle. Partly tiled.

BEDROOM ONE 3.57m x 3.29m (11'9" x 10'10")

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.80m x 2.98m (9'2" x 9'9")

Double glazed window to rear elevation. Radiator.

OUTSIDE

FRONT GARDEN

Driveway to garage for three to four vehicles. Lawn to front with mature flower beds.

REAR GARDEN

Two tier garden. Two lawns. Mature trees/shrubs. Paved seating area. Side access.

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 – Ask Agent

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, Garage

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

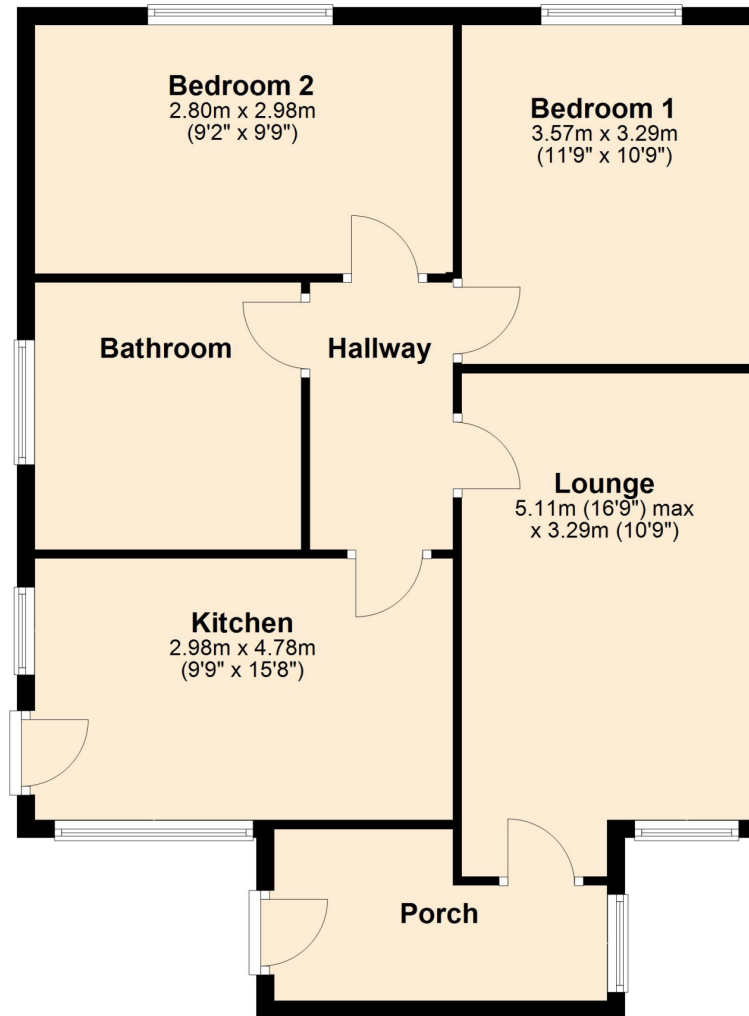
Rights and Easements – Ask Agent

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





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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