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Overstone Road, Sywell, NN6 0AW

£375,000 Semi-Detached

3 1 2



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 this rarely available three bedroom semi detached family home situated in the ever popular village of Sywell.

Features & Utilities

- ✓ No Chain
- ✓ Full of Potential
- ✓ Downstairs Study
- ✓ Downstairs WC
- ✓ Private Rear Garden
- ✓ Lounge & Dining Room
- ✓ Village Location
- ✓ Off Road Parking



Property Overview

Jackson Grundy are delighted to bring to the market this rarely available three bedroom semi detached family home situated in the ever popular village of Sywell. The property is well located and comprises entrance hall, lounge and dining room, kitchen, WC, study and garage. The first floor has three bedrooms and a bathroom. Outside, to the rear is an enclosed garden and the front has off road parking. This property is full of potential and would make an excellent family home. Call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C.

HALL

Timber framed door/window with obscure glass to front. Radiator. Parquet flooring. Stairs to first floor. Storage understairs.

LOUNGE 5.48m x 3.66m (17'12" x 12'0")

uPVC double glazed bay window to front elevation. Three radiators to front. Fireplace with stone hearth. Timber framed doors with obscure glass to dining room.

DINING ROOM 3.96m x 3.33m (12'12" x 10'11")

uPVC double glazed door and window to rear. Radiator. Tiled Floor.

KITCHEN 4.26m x 2.45m (13'12" x 8'0")

uPVC double glazed window to rear elevation. Base and wall mounted units with roll top work surface over. Stainless steel sink unit and drainer. Space for white goods. Tiled floor. Understairs cupboard.

INNER HALL

Timber framed door to side elevation. Doors to rooms.

WC

Opaque uPVC double glazed window to rear elevation. Low level WC. Pedestal wash hand basin. Tiled splashbacks.

STUDY 3.61m x 2.74m (11'10" x 8'12")

uPVC double glazed window to rear elevation. Obscure glass window to side elevation. Parquet flooring.

FIRST FLOOR LANDING

Obscure timber framed window to side. Radiator. Doors to adjoining rooms.

BATHROOM 1.82m x 1.83m (5'12" x 6'0")

Timber fronted window and obscure glass window to front elevation. Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap and shower over. Tiled half wall.

BEDROOM ONE 3.66m x 3.65m (12'0" x 11'12")

uPVC double glazed window to front elevation. Radiator. Built in cupboard.

BEDROOM TWO 3.65m x 3.30m (11'12" x 10'10")

uPVC double glazed window to rear elevation. Radiator. Built in cupboard.

BEDROOM THREE 2.73m x 2.44m (8'11" x 8'0")

uPVC double glazed window to rear elevation. Airing cupboard. Combination boiler.

OUTSIDE

FRONT GARDEN

Tarmac drive. Laid to lawn. Flower and shrub borders.

GARAGE

Up and over door to front. Obscure window to side elevation.

REAR GARDEN

Gated access. Pathway to rear. Laid to lawn with shrub borders.

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 – Parking, Driveway, 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

AGENTS NOTES

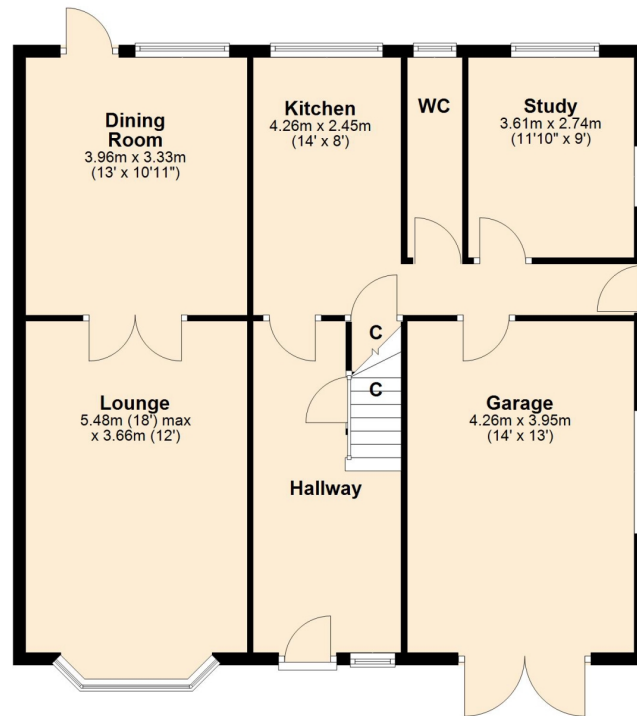
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

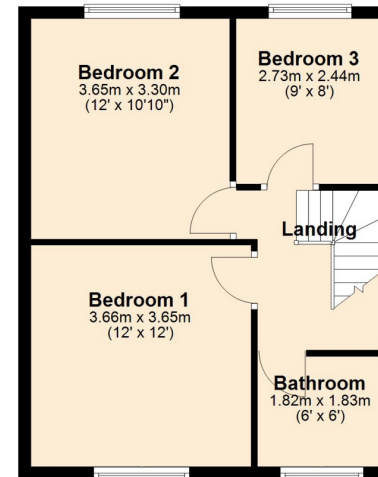
Ground Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 142.6 sq. metres (1534.8 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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