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# Phillips Way, Long Buckby, NN6 7SF

£298,000 Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Long Buckby  
3 Market Place, Long Buckby, Northampton, NN6 7RR

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## Property Summary

A very smart three bedroom semi detached house situated in a quiet cul-de-sac. It has a hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Outside, there are two parking space and a lovely south west facing rear garden geared around the gardener.

## Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Very Good Condition
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ Off Road Parking
- ✓ South West Facing Garden

# Property Overview

A very smart three bedroom semi detached house situated in a quiet cul-de-sac. It has a hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Outside, there are two parking space and a lovely south west facing rear garden geared around the gardener. The property is in very good condition throughout and has uPVC double glazed and radiator heating. EPC Rating C. Council Tax Band C.

## ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing.

## LOUNGE 3.81m x 3.23m (12'6 x 10'7)

Window to front elevation. Radiator.

## DINING ROOM 2.95m x 2.49m (9'8 x 8'2)

Double doors to rear elevation. Radiator.

## KITCHEN 2.90m x 2.41m (9'6 x 7'11)

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink unit. Space for cooker, washing machine, dishwasher and fridge. Tiled splash backs. Door to side elevation.

## FIRST FLOOR LANDING

Window to side elevation. Access to loft space. Airing cupboard.

## BEDROOM ONE 3.42m x 2.90m (11'3 x 9'6)

Window to front elevation. Radiator.

## BEDROOM TWO 3.43m x 2.58m (11'3 x 8'6)

Window to rear elevation. Radiator.

## BEDROOM THREE 2.72m x 1.73m (8'11 x 5'8)

Window to front elevation. Radiator.

### **BATHROOM 1.83m x 2.01m (6'0 x 6'7)**

Window to rear elevation. Chrome heated two rail. Suite comprising shower bath with shower and screen, WC and wash hand basin with storage below. Tiled walls. Tiled flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Parking for two cars.

#### **REAR GARDEN**

A south west facing garden with paved patio and decking areas. Lawn with established borders and raised vegetable beds. Shed.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Off Road

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

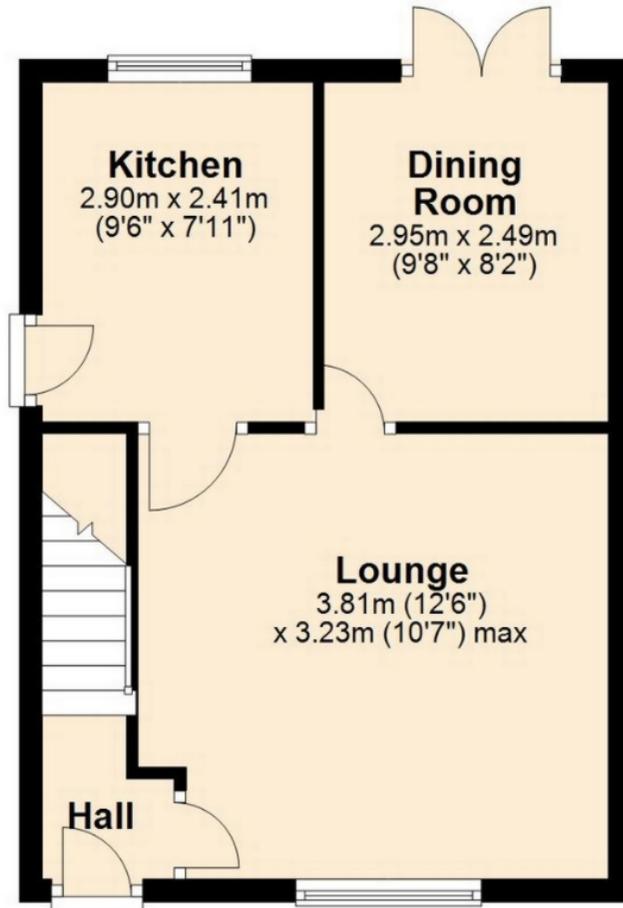
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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

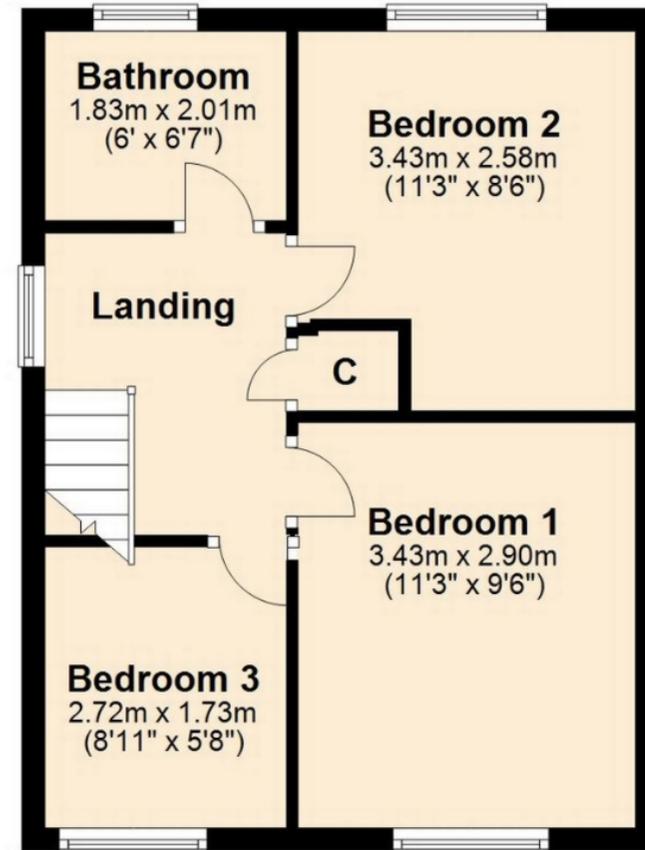
## Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.3 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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