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Pond Farm Close, Northampton, NN5 6JQ

£240,000 Bungalow

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are pleased to welcome to the market this warden controlled two bedroom bungalow in the heart of Duston in this over 55's complex.

Features & Utilities

- ✓ Two Bedroom Bungalow
- ✓ Wet Room
- ✓ South Facing Rear Garden
- ✓ Garage
- ✓ Gas Radiator Heating & uPVC Double Glazing
- ✓ Lounge / Dining Room
- ✓ Warden Controlled
- ✓ Close to Duston Village

Property Overview

Jackson Grundy are pleased to welcome to the market this warden controlled two bedroom bungalow in the heart of Duston in this over 55's complex. The accommodation comprises entrance hall, lounge/dining room with French doors to the communal garden, two bedrooms, kitchen and wet room. Further benefits include gas radiator heating and uPVC double glazing. EPC Rating TBC. Council Tax Band: B

ENTRANCE HALL

Hardwood single glazed front door. Cupboard with sliding door. Airing cupboard. Loft access. Doors adjoining.

KITCHEN 2.57m x 2.49m (8'5" x 8'2")

uPVC double glazed window to rear elevation. Composite one and a half sink with mixer tap. Wall mounted and base units. Hob. Oven and grill. Extractor over. Wall mounted boiler. Space for white goods and fridge. Tiled splashbacks.

LOUNGE / DINING ROOM 5.79m x 3.89m (19' x 12'9")

uPVC double glazed window and door to rear elevation. uPVC double glazed window to side elevation. Two radiators.

WET ROOM 1.63m x 2.06m (5'4" x 6'9")

Obscure uPVC double glazed window to rear elevation. Radiator. Wash hand basin. Tiled splashback. Electric shower over.

BEDROOM ONE 2.69m x 4.22m (8'10" x 13'10")

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

BEDROOM TWO 3.00m x 2.39m (9'10" x 7'10")

uPVC double glazed window to rear elevation. Built in wardrobe. Coving.

DRAFT DETAILS

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

COMMUNAL CHARGE

We have been advised that there is a management charge of £271 per calendar month. The above information would need to be verified by your chosen

legal representatives.

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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, Gas Heating

Parking – Parking, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

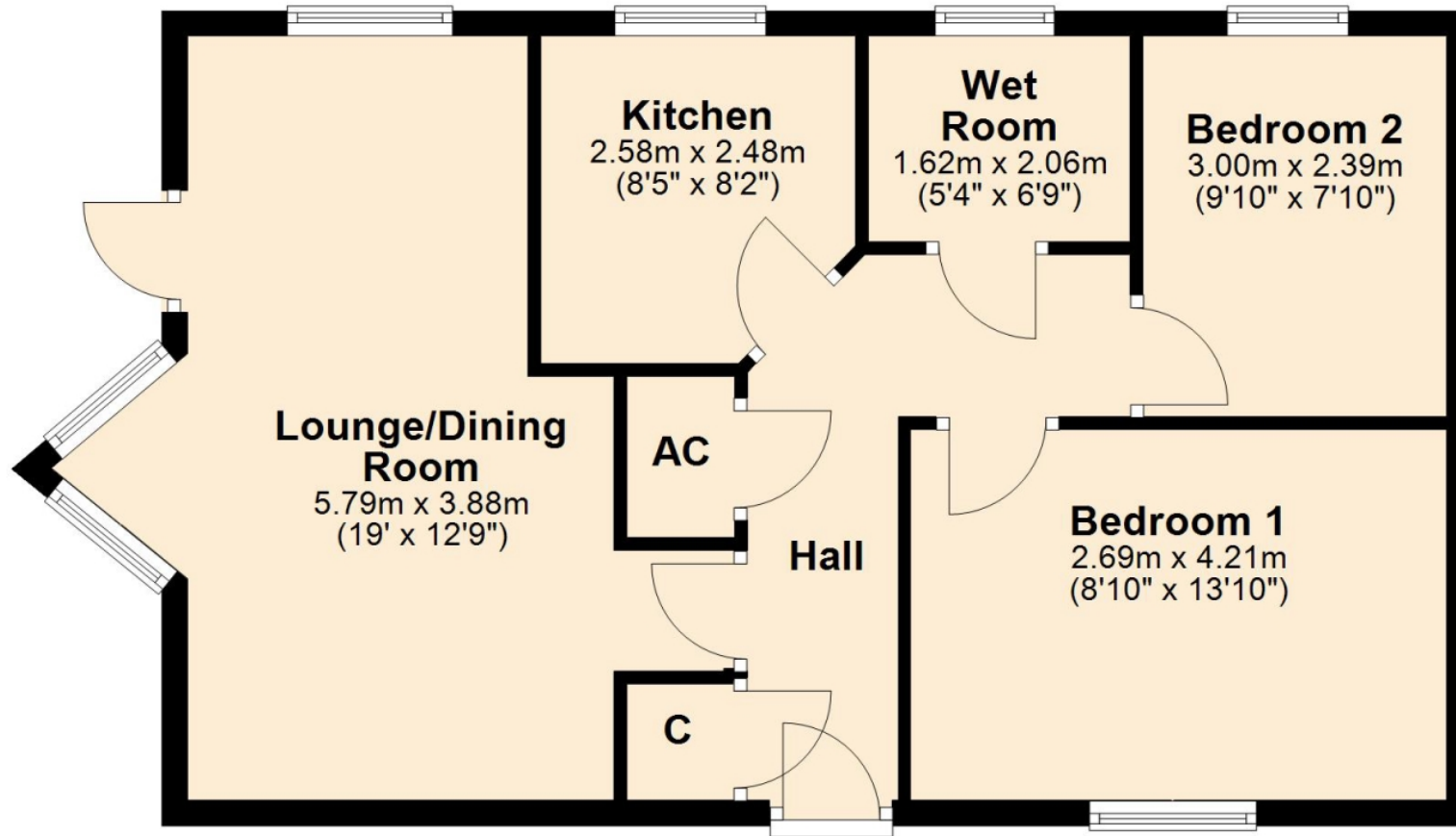
AGENTS NOTES

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



Total area: approx. 59.5 sq. metres (640.7 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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