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Queenswood Avenue, Boothville, NN3 6JU

£255,000 Bungalow

3 1 1



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

This bay fronted detached bungalow offers a fantastic opportunity for buyers seeking a property with great potential in the desirable Boothville area. In need of modernisation throughout, the home provides a solid foundation for those wishing to put their own stamp on it.

Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Popular Residential Location
- ✓ Garage
- ✓ No Onward Chain
- ✓ In Need Of Modernisation



Property Overview

This bay fronted detached bungalow offers a fantastic opportunity for buyers seeking a property with great potential in the desirable Boothville area. In need of modernisation throughout, the home provides a solid foundation for those wishing to put their own stamp on it.

Upon entering, you are welcomed into a traditional layout that includes three well proportioned bedrooms. The bungalow also benefits from a bathroom and an additional separate WC for added convenience. Positioned at the rear of the property, the kitchen enjoys a pleasant outlook over the garden, offering excellent potential to be transformed into a bright and functional space. Adjacent to the kitchen is a spacious lounge, featuring a charming bay window that allows natural light from the garden to flood the room, creating a warm and inviting atmosphere.

The generous rear garden is mainly laid to lawn and includes access to the garage, providing ideal storage. To the front, the garden could easily be converted into off-road parking for multiple vehicles, subject to the relevant planning permissions.

With its appealing location, traditional layout, and exciting potential, this bungalow is an excellent opportunity for those looking to modernise and create a home tailored to their needs. Please contact us to arrange a viewing.

EPC Rating: TBC. Council Tax Band: D

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SEPARATE WC

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

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 – Central Heating

Parking – 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

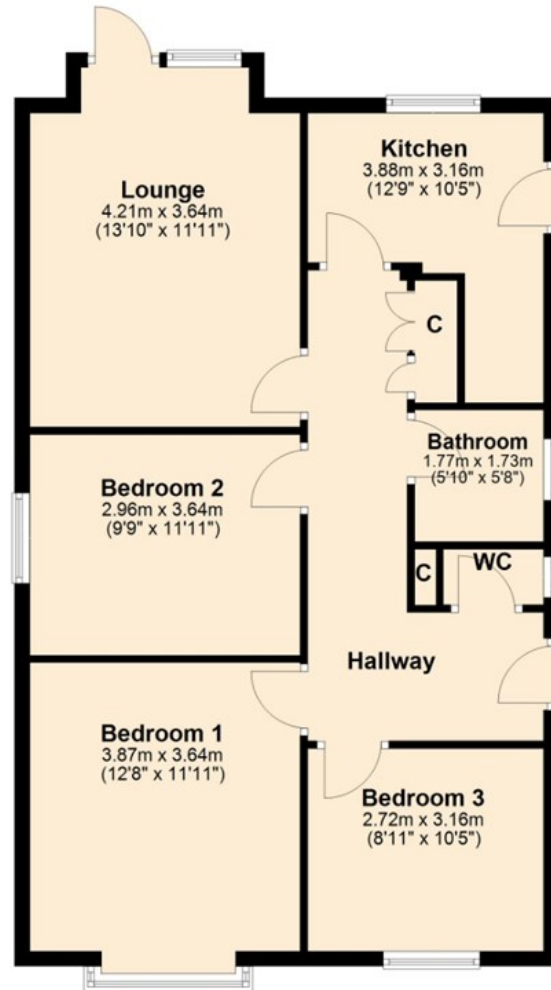
AGENTS NOTES

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. 79.2 sq. metres (852.7 sq. feet)



Total area: approx. 79.2 sq. metres (852.7 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

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