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# Road Hill, Ashton, NN7 2JJ

£350,000 Detached

 3  1  2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

OPEN DAYS – CALL FOR VIEWING TIMES. A rare chance has arisen to purchase this detached property requiring extensive modernisation, making it ideal for those wishing to improve a house to their own tastes and requirements.

## Features & Utilities

- ✓ Rural Village Setting in South Northants
- ✓ Detached Property
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Garage & Parking
- ✓ Generous Plot



# Property Overview

OPEN DAYS – CALL FOR VIEWING TIMES. A rare chance has arisen to purchase this detached property requiring extensive modernisation, making it ideal for those wishing to improve a house to their own tastes and requirements. The property is nicely situated in a no through lane in the rural South Northants village of Ashton and occupies a wonderful southerly facing plot, backing on to the village church. Accommodation offers a hallway, downstairs WC, lounge, kitchen and dining areas, brick and lean-to outhouses, first floor landing, three bedrooms and a bathroom. Call now for further details and viewing times. EPC Rating: E. Council Tax Band: D. Please submit any offers in writing.

## ENTRANCE PORCH

Doors to:

## HALLWAY

Stairs to first floor. Radiator.

## WC

Obscure window to rear elevation. Low level WC.

## LOUNGE 5.07m x 3.86m (16'8" x 12'8")

Windows to front and rear elevations. Two radiators. Chimney breast and alcoves.

## KITCHEN/DINING ROOM 2.36m x 3.35m (7'9" x 10'12")

Windows to front and side elevations. Radiator. Matching base and wall mounted units. Single sink and drainer unit.

## FIRST FLOOR LANDING

Window to rear elevation. Access to loft space.

## BEDROOM ONE 5.07m x 3.81m (16'8" x 12'6")

Windows to front and rear elevations. Chimney breast and alcoves. Two radiators.

### **BEDROOM TWO 2.47m x 3.40m (8'1" x 11'2")**

Window to front elevation. Radiator.

### **BEDROOM THREE 2.36m x 3.37m (7'9" x 11'1")**

Window to rear elevation. Radiator. Airing cupboard housing lagged copper hot water cylinder.

### **BATHROOM**

Obscure window to front elevation. Radiator. Panel bath. Low level WC. Pedestal wash hand basin. Overstairs cupboard.

### **OUTSIDE**

The plot and gardens extend to all four sides. Attached garage. Brick built store at rear measuring approximately (8'6 x 8'6).

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – E

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

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

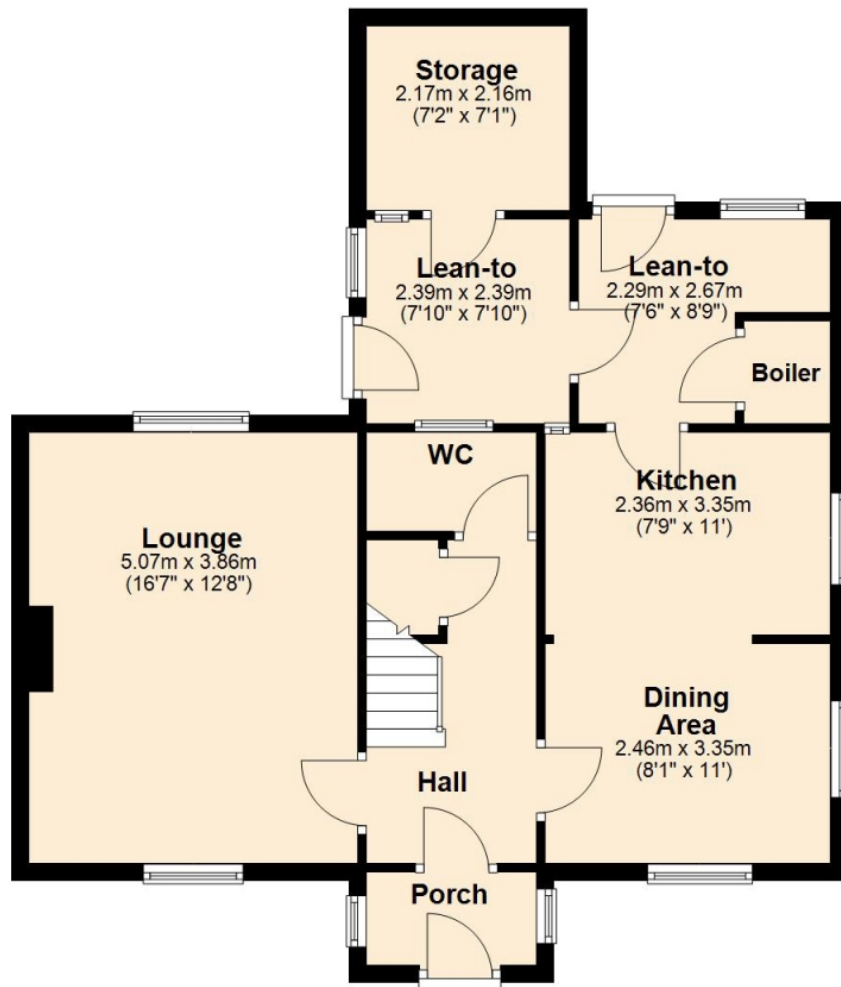
### AGENTS NOTES

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

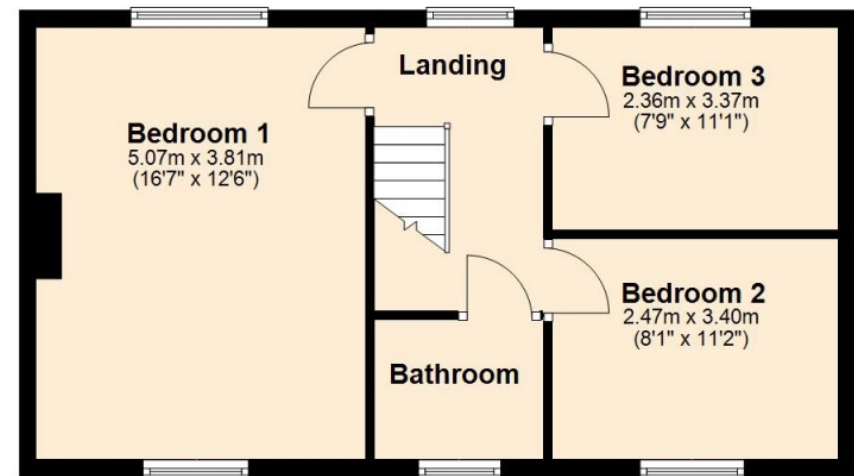
## Ground Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 114.7 sq. metres (1234.8 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.

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

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