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# Road Hill, Ashton, Northamptonshire, NN7 2JJ

£350,000 - Guide Price Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

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

Call Us 01604 633122

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## Property Summary

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
- ✓ All Offers In Writing By Friday 25th April 2025 12pm

# 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.

**All Offers to be submitted in writing no later than 12pm Friday 25th April 2025.**

## 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 (16'7 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 11')/2.46m x 3.35m (8'1 x 11')

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 (16'7 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).

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – Yes

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

### **DRAFT DETAILS**

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

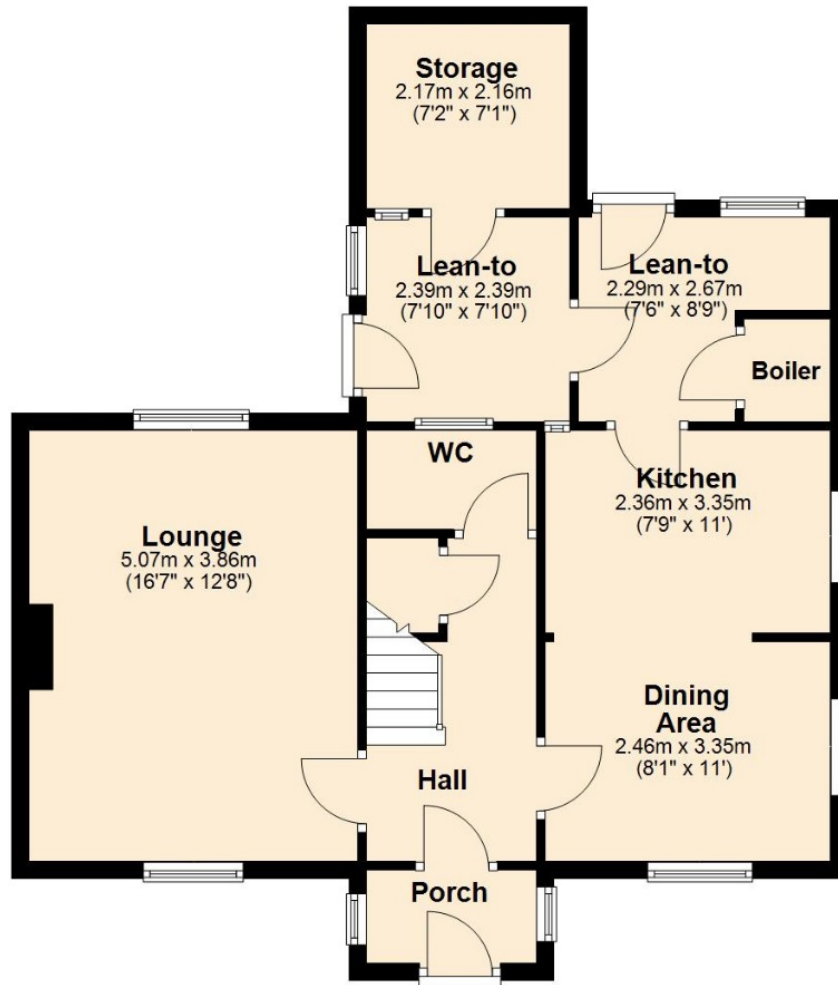
### **AGENTS NOTES**

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

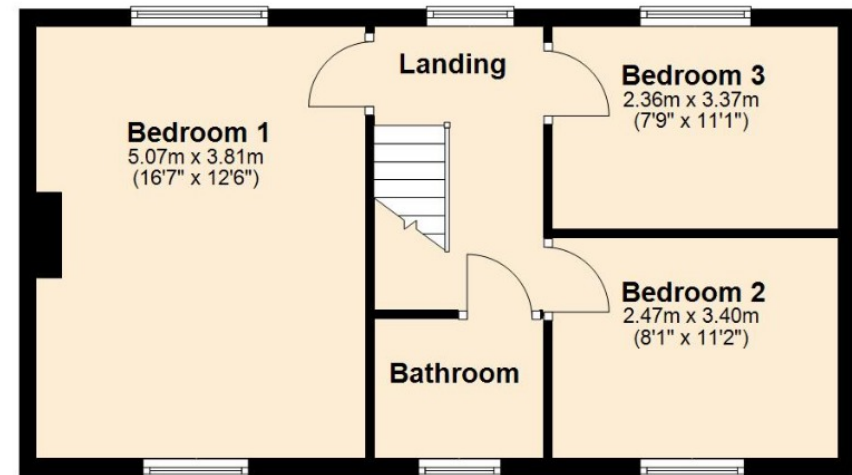
## Ground Floor

Approx. 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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