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Rose Tree Close, Moulton, NN3 7SU

£308,500 End of Terrace

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are pleased to bring to the market this three bedroom end of terrace family home.

Features & Utilities

- ✓ Three Bedrooms
- ✓ End Of Terrace
- ✓ Single Garage
- ✓ Off Road Parking
- ✓ Well Presented
- ✓ David Wilson Built
- ✓ Small Development In Moulton



Property Overview

Jackson Grundy are pleased to bring to the market this three bedroom end of terrace family home. Built in 2014 the property has been well maintained by the current owner and benefits from off road parking and a detached single garage. In brief the accommodation comprises entrance hall, WC, kitchen with built in appliances and lounge / dining room on the ground floor. To the first floor the main bedroom has a walk in wardrobe and ensuite, there are two further bedrooms and family bathroom. The rear garden is designed to be low maintenance with patio and lawned area. EPC Rating C. Council Tax Band C.

ENTRANCE HALL

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

CLOAKROOM / WC

Radiator. Suite comprising WC and wash hand basin with mixer tap over. Tiled splash backs.

KITCHEN 4.17m into bay x 2.51m (13'8 into bay x 8'3)

uPVC double glazed bay window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Inset sink and drainer unit with mixer tap over. Integrated fridge, freezer, dishwasher and washing machine, Integrated electric oven and induction hob with extractor hood. Spotlights.

LOUNGE / DINING ROOM 5.54m x 4.72m max (18'2 x 15'6)

uPVC double glazed French doors to rear patio. Two uPVC double glazed windows to rear elevation. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft storage space. Storage cupboard.

BEDROOM ONE 3.46m x 3.22m (11'4 x 10'7)

uPVC double glazed window to rear elevation. Radiator. Door to walk in wardrobe. Door to:

EN-SUITE 1.28m x 1.37m (4'2 x 4'6)

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising WC, wash hand basin and shower cubicle with stainless steel shower head. Tiling to half wall height.

BEDROOM TWO 3.61m x 2.62m (11'10 x 8'7)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.56m x 2.01m (8'5 x 6'7)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

BATHROOM 2.01m x 2.63m max (6'7 x 8'7)

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising WC, wash hand basin with mixer tap over and panelled bath with mixer and shower head over. Tiled walls.

OUTSIDE

FRONT GARDEN

Laid to white gravel and shrubs for an attractive entrance to the property. A driveway offers off road parking for three vehicles leading to a detached single garage. Gated access to rear garden.

REAR GARDEN

A low maintenance rear garden which is laid to lawn with a patio area directly to the rear and bordered with wooden sleeper planters.

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 – Yes

Primary Heating Type – Gas

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

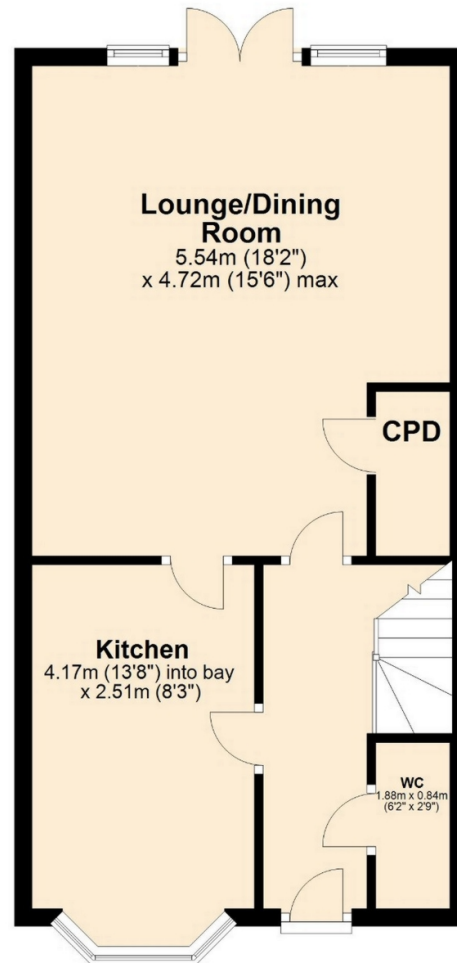
AGENTS NOTES

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

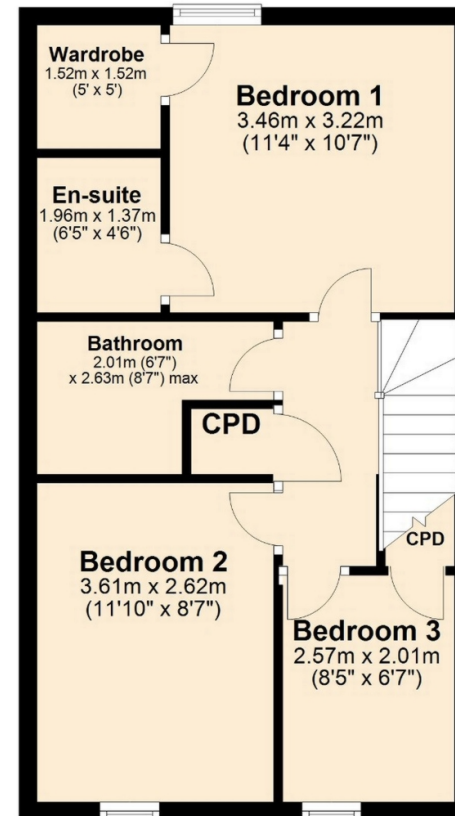
Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 84.1 sq. metres (905.6 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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