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St. Marys Way, Weedon, Northampton, NN7 4QL

£299,950 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A rarely available three bedroom semi-detached property in Weedon with off road parking and a private rear garden.

Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Well proportioned throughout
- ✓ Utility Room
- ✓ Desirable Village Location
- ✓ Potential To Extend (STP)
- ✓ uPVC Double Glazing
- ✓ Well Presented Throughout
- ✓ Generous Rear Garden

Property Overview

A rarely available three bedroom semi-detached property with off road parking and a private rear garden. Situated within a peaceful position close to the heart Weedon village. The accommodation comprises entrance hall, lounge, dining room, kitchen, inner hallway, three bedrooms, shower room, W.C, utility room, driveway, front and enclosed rear garden. EPC Rating: TBC. Council Tax Band: C

PORCH

uPVC double glazed entrance door. uPVC double glazed window to side elevation. Access to:

BEDROOM THREE

uPVC double glazed window to front elevation. Radiator.

UTILITY ROOM

Space for white goods.

LOUNGE 4.03m x 3.47m (13'3 x 11'5)

uPVC double glazed window to front elevation. Radiator.

INNER HALLWAY

Radiator. Access to:

WC

uPVC obscure double glazed window to side elevation. Suite comprising low level WC and wall mounted sink. Tiling to splash areas.

SHOWER ROOM

Obscure uPVC double glazed window to side elevation. Suite comprising double shower and pedestal sink. Radiator. Tiling to splash areas.

KITCHEN 2.44m x 2.69m (8'0 x 8'10)

uPVC double glazed window to rear elevation. A range of wall and base cupboards. Stainless steel sink and drainer. Roll top work surfaces. Oven. Space for white goods. Tiling to splash areas.

DINING ROOM 3.39m x 3.18m (11'1 x 10'5)

uPVC double glazed window to rear elevation. Radiator. Under stairs storage cupboard.

FIRST FLOOR LANDING

Access to loft. Access to:

BEDROOM ONE 4.05m x 3.47m (13'4 x 11'5)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.40m x 3.18m (11'2 x 10'5)

uPVC double glazed window to rear elevation. In built storage.

OUTSIDE

FRONT GARDEN

Mature shrubs. Mainly laid to lawn. Driveway for multiple vehicles.

REAR GARDEN

Patio entertainment sections to side and rear of property. Mainly laid to lawn. Shed. Gated side access. Enclosed by wooden panel fencing.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Gas

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

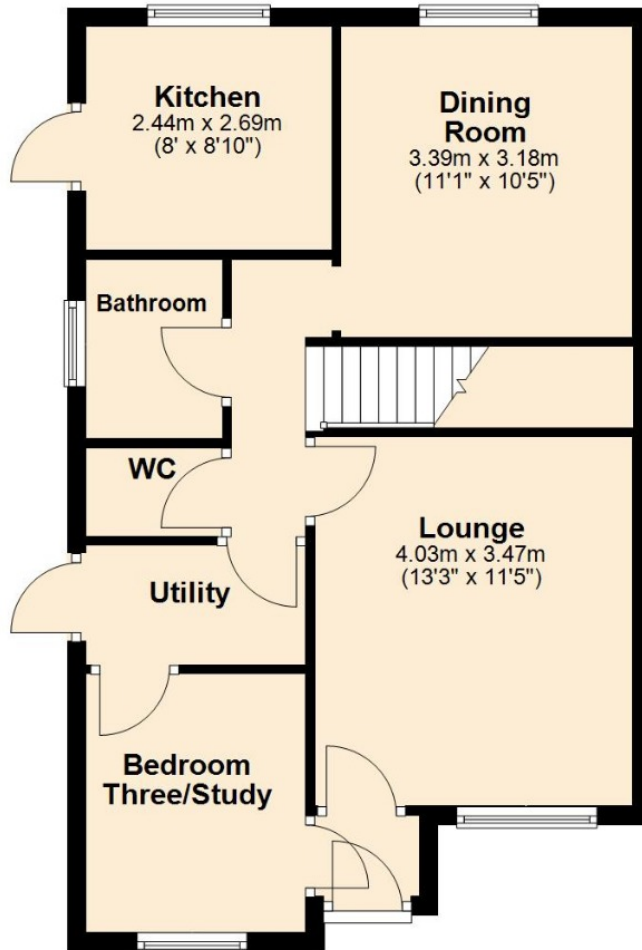
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AGENTS NOTES

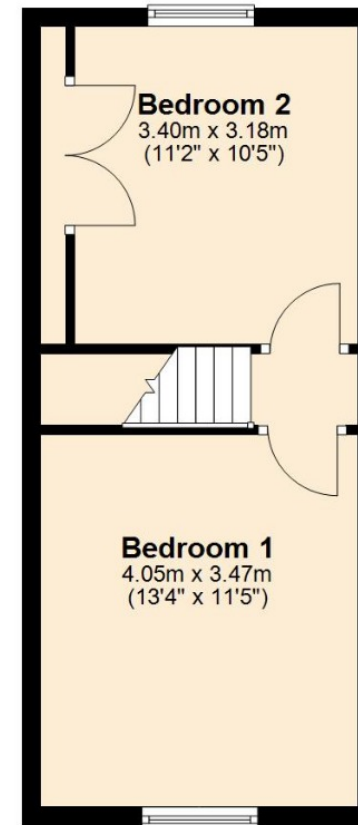
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor



Total area: approx. 84.8 sq. metres (913.3 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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