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## Station Road, Cogenhoe, NN7 1LU

£280,000 Semi-Detached











**Department: Sales** 

Tenure: Freehold

















### **Property Summary**

A well presented semi detached property situated within the popular village location of Cogenhoe.

### **Features & Utilities**

- ✓ Semi Detached Property
- ✓ Village Location
- ✓ Three Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Basement Room
- ✓ Rear Garden in Excess of 80ft









### **Property Overview**

A well presented semi detached property situated within the popular village location of Cogenhoe. The accommodation comprises storm porch, entrance hall, lounge/dining room, kitchen/dining room, basement room, three double bedrooms and a bathroom. Outside, there are gardens to the front and rear, with the rear measuring in excess of 80ft. Council Tax Band: C. EPC Rating: D

#### **ENTRANCE HALL**

Enter via part obscure double glazed door. Radiator. Stairs rising to first floor landing. Doors to cellar and to: -

#### LOUNGE 3.25m x 3.25m (10'8" x 10'8") Maximum Plus Bay

Double glazed bay window to front elevation. Radiator. Leading to: -

#### DINING AREA 3.15m x 2.51m (10'4" x 8'3")

Double glazed window to side elevation. Radiator. Coving to ceiling. Door to: -

#### KITCHEN/DINING ROOM 4.04m x 1.35m (13'3" x 4'5") Plus 3.81m x 2.79m (12'6" x 9'2")

Double glazed windows to side and rear elevations. Double glazed door to rear garden. Radiator. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating stainless steel single drainer sink unit with mixer tap over. Built in electric hob and oven with filter hood over. Plumbing for a dishwasher. Space for a fridge/freezer.

#### CELLAR 4.29m x 3.10m (14'1" x 10'2") Maximum

Obscure double glazed window. Radiator. Power and light connected. Plumbing for a washing machine.

#### FIRST FLOOR LANDING

Doors to: -

#### BEDROOM ONE 4.44m x 3.25m (14'7" x 10'8") Maximum

Double glazed window to front elevation. Radiator. Coving to ceiling. Built in cupboard.







#### BEDROOM TWO 3.12m x 2.82m (10'3" x 9'3")

Double glazed window to rea elevation. Radiator.

#### BEDROOM THREE 2.97m x 2.67m (9'9" x 8'9")

Double glazed window to side elevation. Radiator. Coving to ceiling.

#### BATHROOM 3.73m x 1.32m (12'3" x 4'4")

Obscure double glazed windows to side and rear elevations. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment over. Part tiled walls. Shaver point. Extractor fan.

#### **OUTSIDE**

#### FRONT GARDEN

Lawned frontage partly enclosed by brick walling. Paths leading to the front entrance and side access to rear garden.

#### **REAR GARDEN**

Fully enclosed by fencing with gated side access to the front. Paved patio area. Mainly laid to lawn. Brick built shed and additional storage sheds. The rear garden measures in excess of 80ft.

#### **DRAFT DETAILS**

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

#### MATERIAL INFORMATION

Type - Semi Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C







EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating, Gas Heating

Parking - On Street

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

**Basement** Approx. 13.3 sq. metres (143.1 sq. feet) Cellar

Ground Floor Approx. 44.4 sq. metres (477.9 sq. feet) Lounge Dining Area Kitchen Dining Area











# 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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