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## Station Road, Long Buckby, NN6 7QA

£175,000 Maisonette

2 1 1



Department: Sales

Tenure: Share of Freehold





## Property Summary

Offered for sale with no onward chain is this wellpresented two bedroom split level maisonette locatedwithin the popular village of Long Buckby and perfectlypositioned just moments away from the train stationproviding links to London, Birmingham and beyond.

## Features & Utilities

- ✓ Two Bedroom Property
- ✓ Parking
- ✓ Courtyard Garden
- ✓ Close To The Train Station
- ✓ Close To Local Amenities
- ✓

# Property Overview

Offered for sale with no onward chain is this well presented two bedroom split level maisonette located within the popular village of Long Buckby and perfectly positioned just moments away from the train station providing links to London, Birmingham and beyond. In brief the accommodation comprises, entrance hall, WC, bedroom two, first floor landing, lounge, kitchen, bedroom one and family bathroom. Outside is a courtyard to the front door and a path leads toward a secluded gravelled garden. To the rear of the property is an allocated parking space. EPC Rating E. Council Tax Band A.

## ENTRANCE HALL

Access gained via uPVC obscure door.

## WC

Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over. Tiled splash backs. Electric fan heater. Wood effect laminate flooring. Extractor fan.

## BEDROOM TWO 3.51m x 3.68m (11'6 x 12'1)

uPVC double glazed window to front elevation. Electric radiator.

## FIRST FLOOR LANDING

Doors to:

## LOUNGE 4.31m x 3.61m (14'2 x 11'10)

uPVC double glazed windows to front and side elevations. Electric heater. Television aerial point.

## KITCHEN 2.39m x 4.30m (7'10 x 14'1)

uPVC double glazed windows to front and side elevations. Electric radiator. Fitted with a range of wall base and drawer units with work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Built in oven, electric hob and extractor hood. Fitted fridge and freezer. Space for white goods. Recessed ceiling spotlights. Vinyl flooring.

## **BEDROOM ONE 2.62m x 3.32m (8'7 x 10'11)**

uPVC double glazed windows to front and side elevations. Electric radiator. Door to wardrobe with uPVC double glazed window to front elevation and access to loft.

## **BATHROOM 1.58m x 2.35m (5'2 x 7'9)**

uPVC obscure double glazed window to side elevation. Electric heated towel rail. Suite comprising double shower cubicle with electric shower, pedestal wash hand basin with mixer tap over and dual flush WC. Tiled splash backs. Vinyl flooring. Recessed ceiling spotlights. Extractor fan.

## **OUTSIDE**

Accessed via a pedestrian gate there is an enclosed courtyard to the front door. A concrete path leads towards a westerly facing gravelled garden, all enclosed by timber panelled fencing. Parking for one car within communal parking area.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – No

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 – No

EV Car Charge Point – No

Primary Heating Type – Electric

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.

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge – £0 pcm

Review Date – TBC

Ground Rent: £0

Length of Lease: 999 years from 2015

This information would need to be verified by your chosen legal representative.

# Floorplan

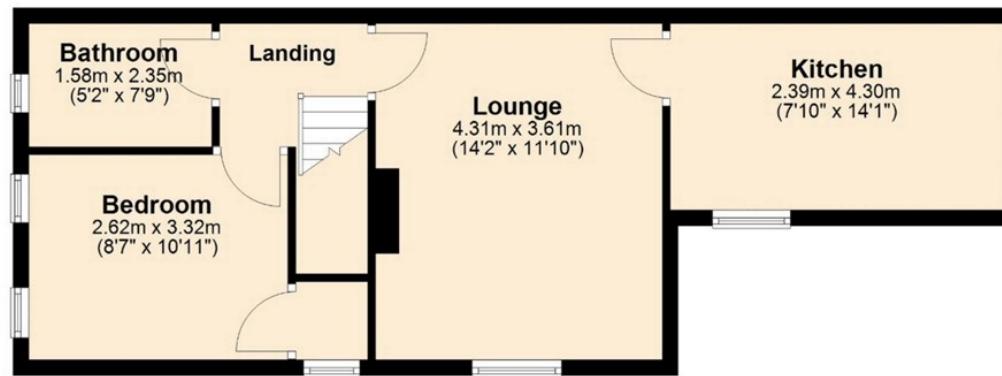
## Ground Floor

Approx. 19.1 sq. metres (206.1 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 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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