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Station Road, West Haddon, NN6 7AU

£275,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby
3 Market Place, Long Buckby, Northampton, NN6 7RR

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

A three bedroom semi with garage and a lovely garden close to the village centre.

Features & Utilities

- ✓ Semi Detached
- ✓ Three Double Bedrooms
- ✓ Lounge / Dining Room
- ✓ Garage
- ✓ Parking
- ✓ Lovely Garden
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ No Onward Chain

Property Overview

A three bedroom semi with garage and a lovely garden close to the village centre. It has porch, hall, lounge / dining room, kitchen, three double bedrooms and a bathroom. There are two parking spaces, a garage and a lovely, private, established garden. The property has uPVC double glazing, radiator heating and is offered with no onward chain. EPC Rating D. Council Tax Band C.

PORCH

Entrance via front door. Window to front elevation.

HALL

Radiator. Stairs rising to first floor landing. Wooden floor. Understairs storage cupboard.

LOUNGE / DINING ROOM 3.58m x 7.09m (11'9" x 23'3")

Window and doors to rear elevation. Two radiators. Fireplace.

KITCHEN 3.58m x 2.36m (11'9" x 7'9")

Window to front elevation. Radiator. Fitted with a range of wall, base and drawer units. Built in oven, grill, hob and extractor hood. One and a half bowl sink and drainer unit. Space for fridge / freezer and washing machine.

FIRST FLOOR LANDING

Window to front elevation. Large cupboard.

BEDROOM ONE 3.53m x 3.48m (11'7" x 11'5")

Window to rear elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.58m x 3.48m (11'9" x 11'5")

Window to rear elevation. Radiator.

BEDROOM THREE 3.66m x 2.44m (12' x 8')

Window to front elevation. Radiator.

BATHROOM 2.13m x 2.36m (7' x 7'9")

Window to side elevation. Chrome heated towel rail. Suite comprising bath, shower in a corner cubicle, WC and wash hand basin. Tiled walls.

OUTSIDE

FRONT GARDEN

Parking for two cars.

GARAGE

Up and over door.

REAR GARDEN

Paved seating area. Lawn and established borders. Garden shed.

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 – Gas Central Heating

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

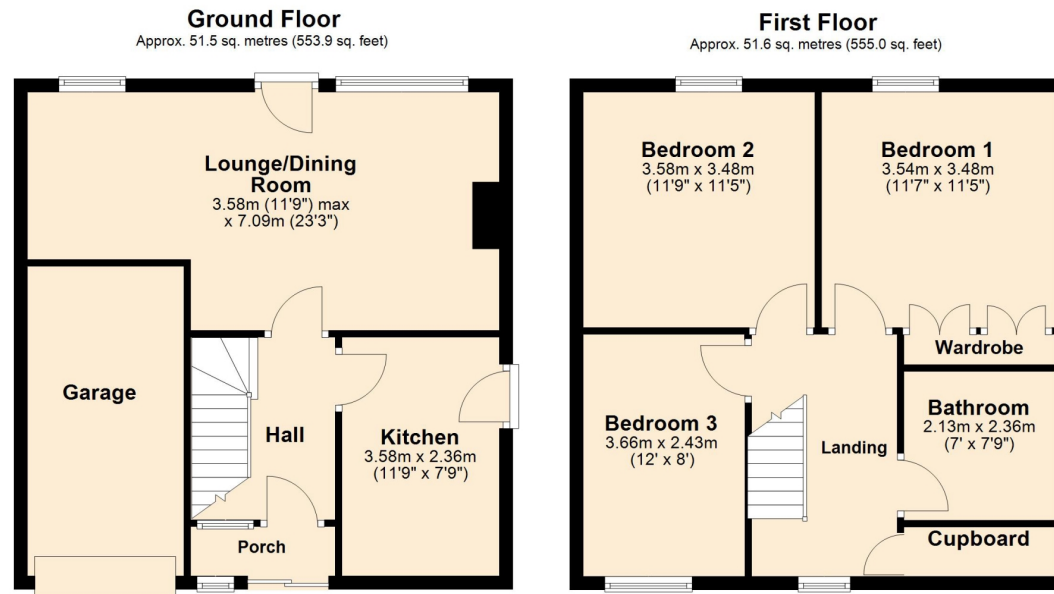
Obligations – Ask Agent

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



Total area: approx. 103.0 sq. metres (1108.8 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.

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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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