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# Verwood Close, Watermeadow, NN3 8SX

£250,000 Semi-Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented and modernised three bedroom semi-detached family home situated at the end of a quiet cul-de-sac.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Detached Garage To Rear
- ✓ Refitted Kitchen/Dining Room
- ✓ Side Access To Rear Garden
- ✓ Gas Radiator Heating
- ✓ Front & Rear Gardens



# Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented and modernised three bedroom semi-detached family home situated at the end of a quiet cul-de-sac. The current owners have recently refitted the kitchen/diner and modernised the property throughout. The property would make an excellent family home. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: B

## PORCH

Double glazed window to side elevation. Double glazed entrance door.

## LOUNGE 4.50m x 4.20m (14'9" x 13'9")

Double glazed windows to front and rear elevations. Two radiators. Staircase rising to first floor landing.

## KITCHEN 4.50m x 2.91m (14'9" x 9'7")

Double glazed windows to front and rear elevations. Radiator. Wall and base units. Central island. Sink and drainer. Space for washing machine. Built in cooker, fridge/freezer, dishwasher and extractor.

## FIRST FLOOR LANDING x ( x )

Double glazed window to rear elevation. Access to loft space.

## BEDROOM ONE 2.52m x 3.24m (8'3" x 10'8")

Double glazed window to front elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 2.51m x 2.94m (8'3" x 9'8")

Double glazed window to rear elevation. Radiator. Built in wardrobe.

## BEDROOM THREE 2.35m x 1.94m (7'9" x 6'4")

Double glazed window to rear elevation. Radiator.

## BATHROOM

Double glazed window to rear elevation. Heated towel rail. Suite comprising wash hand basin, WC and bath with shower over.

## **OUTSIDE**

### **FRONT GARDEN**

Lawn area to front. Paved walkway to front door. Mature shrubs.

### **REAR GARDEN**

Fenced boundary. Side access to garage. Patio seating area. Lawn. Steps down to rear access.

## **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 B

EPC Rating – C

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 – Parking, Garage

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

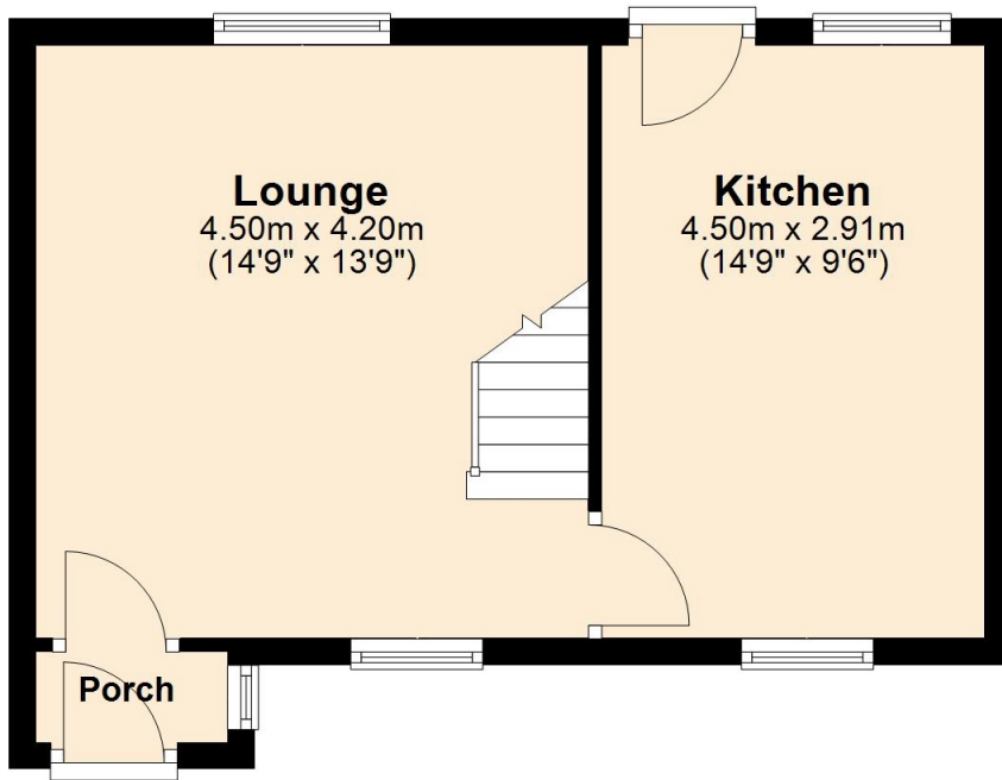
### **AGENTS NOTES**

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

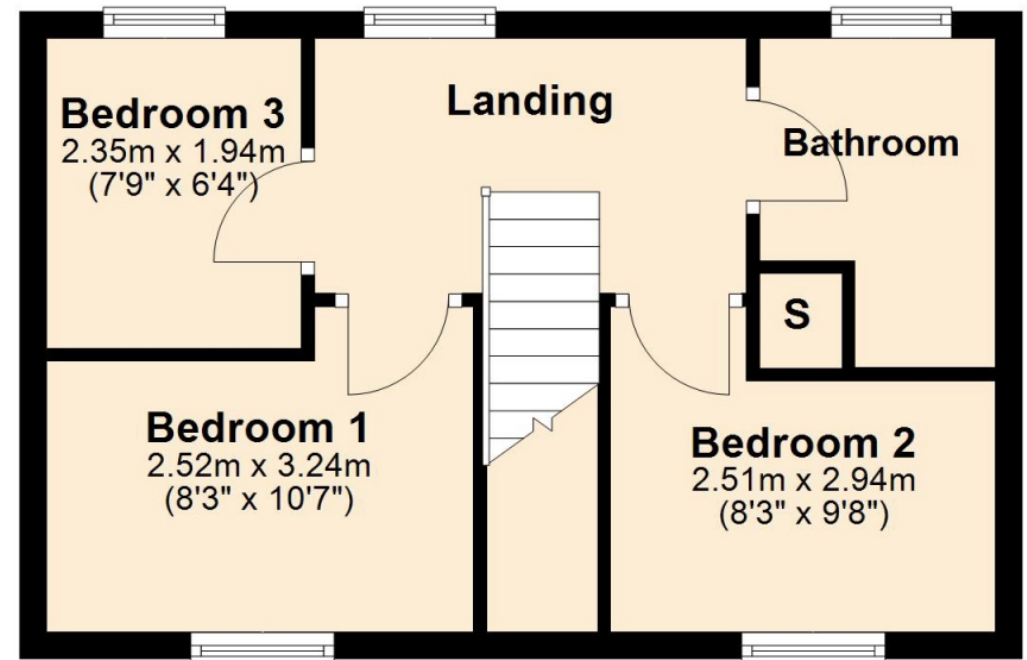
## Ground Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 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](http://www.jacksongrundy.com)

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