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# Victoria Road, Cogenhoe, NN7 1NE

£360,000 Detached



**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 rarely available detached bungalow situated in a quiet cul-de-sac in the ever popular village of Cogenhoe.

## Features & Utilities

- ✓ Rarely Available
- ✓ No Chain
- ✓ Well Presented
- ✓ Village Location
- ✓ Full Of Potential
- ✓ Off Road Parking For Least Four Cars
- ✓ uPVC Windows & Doors
- ✓ Gas Radiator Heating
- ✓ Tandem Length Garage

# Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented and rarely available detached bungalow situated in a quiet cul-de-sac in the ever popular village of Cogenhoe. The accommodation comprises entrance porch, hall, lounge / dining room, kitchen, three bedrooms and a shower room. The rear garden has been well maintained and to the front is off road parking for four cars leading to a tandem length garage. The property is offered to the market with no onward chain. EPC Rating TBC. Council Tax Band D.

## ENTRANCE PORCH

Entrance via uPVC double glazed door. uPVC double glazed door to:

## HALL

Radiator. Access to loft space. Coving.

## LOUNGE / DINING ROOM 6.12m x 4.80m (20'1" x 15'9")

uPVC double glazed sliding doors to rear elevation. Two radiators. Coving.

## KITCHEN 3.25m x 3.58m (10'8" x 11'9")

uPVC double glazed window to rear elevation. 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. Four ring gas hob with extractor hood over. Electric oven and grill. Space for white goods. Tiled splash backs.

## SIDE ENTRANCE

Doors to front and rear elevations.

## BEDROOM ONE 3.51m x 3.28m (11'6" x 10'9")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes and drawers. Coving.

## BEDROOM TWO 3.48m x 3.48m (11'5" x 11'5")

uPVC double glazed window to front elevation. Radiator. Coving.

### **BEDROOM THREE 2.51m x 2.67m (8'3" x 8'9")**

uPVC double glazed window to side elevation. Radiator. Coving.

### **SHOWER ROOM 2.06m x 2.67m (6'9" x 8'9")**

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and double walk in shower cubicle. Built in storage cupboard. Coving. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway. Lawn with flower bed borders. Path leading to front door. Side access.

#### **GARAGE 11.66m x 2.44m (38'3" x 8'0")**

Up and over door. Power and light connected. uPVC double glazed door to rear garden.

#### **REAR GARDEN**

Patio area. Path to rear. Lawn with shrub and flower borders. Enclosed by fencing.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

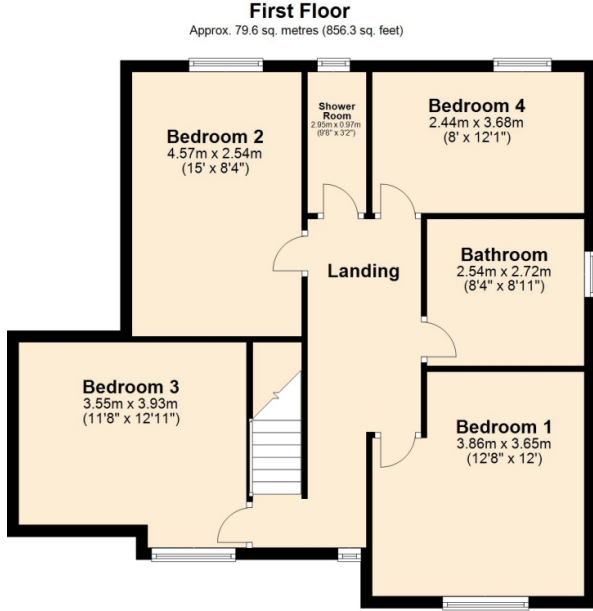
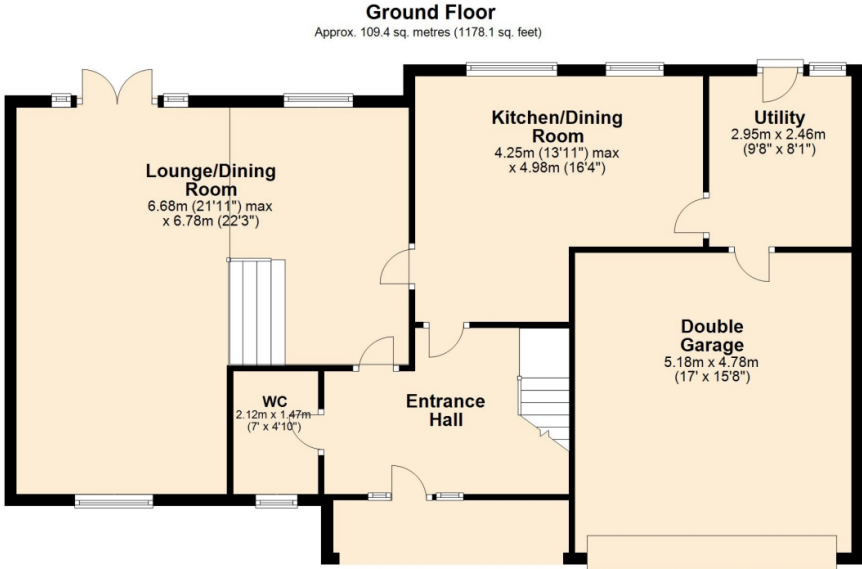


Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Driveway, Garage  
EV Charging – Ask Agent  
Accessibility – Lateral Living  
Coastal 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



Total area: approx. 189.0 sq. metres (2034.4 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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