



www.jacksongrundy.com

Wantage Close, Moulton, NN3 7UY

£260,000 Semi-Detached

 3  1  2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Available to the market with no onward chain. This three bedroom property is in need of modernisation. Benefits from a garage with and electric roller door and a beautiful mature garden.

Features & Utilities

- ✓ Three Bedrooms
- ✓ In Need Of Modernisation
- ✓ Garage
- ✓ Two Reception Rooms
- ✓ Off Road Parking
- ✓ Cul-De-Sac Location

Property Overview

Available to the market with no onward chain. This three bedroom property is in need of modernisation. Benefits from a garage with an electric roller door and a beautiful mature garden. Further benefits include a downstairs WC, three double bedrooms and two reception rooms. Wantage Road is a popular cul de sac in Moulton and is only a stones throw from the heart of the village itself. Early viewing is highly recommended. EPC Rating: TBC. Council Tax Band: C

HALL

Obscure glazed wooden entrance door with windows to side. Door to WC, lounge and kitchen. Staircase rising to first floor. Radiator.

WC

Obscure glazed window to front elevation. Suite comprising concealed WC and wash hand basin.

LOUNGE 5.16m x 3.25m (16'11" x 10'7")

uPVC double glazed window to rear elevation. Two radiators. Gas feature fireplace. Sliding doors to dining room. Extended.

DINING ROOM 2.41m x 2.24m (7'10" x 7'4")

uPVC double glazed window to rear elevation. Radiator. Door to garden.

KITCHEN 3.67m x 2.57m (12' x 8'5")

Window to side elevation. Wall and base units. Work surfaces. Plumbing for dishwasher and washing machine. Boiler. Understairs storage/pantry. Franke sink with mixer tap. Four ring gas hob and electric fan oven.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

BEDROOM ONE 3.71m x 3.24m (12'2" x 10'7")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

BEDROOM TWO 3.39m x 3.24m (11'1" x 10'7")

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.64m x 2.87m (8'7" x 9'4")

uPVC double glazed window to rear elevation. Radiator. Cupboard.

BATHROOM

Obscure double glazed window to side elevation. Suite comprising bath with shower over, sink and WC. Airing cupboard with hot water tank.

OUTSIDE

FRONT GARDEN

Low level wall separating front boundary from pavement. Artificial lawn. Parking to front and down the side of the property. Access to garage.

GARAGE

Electric roller shutter door. Power and light. Single glazed window to rear. Sliding doors to the side giving access to garden.

REAR GARDEN

A private large garden. Patio and lawn area. Mature hedging on boundaries.

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 – Ask Agent
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
Parking – Garage
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

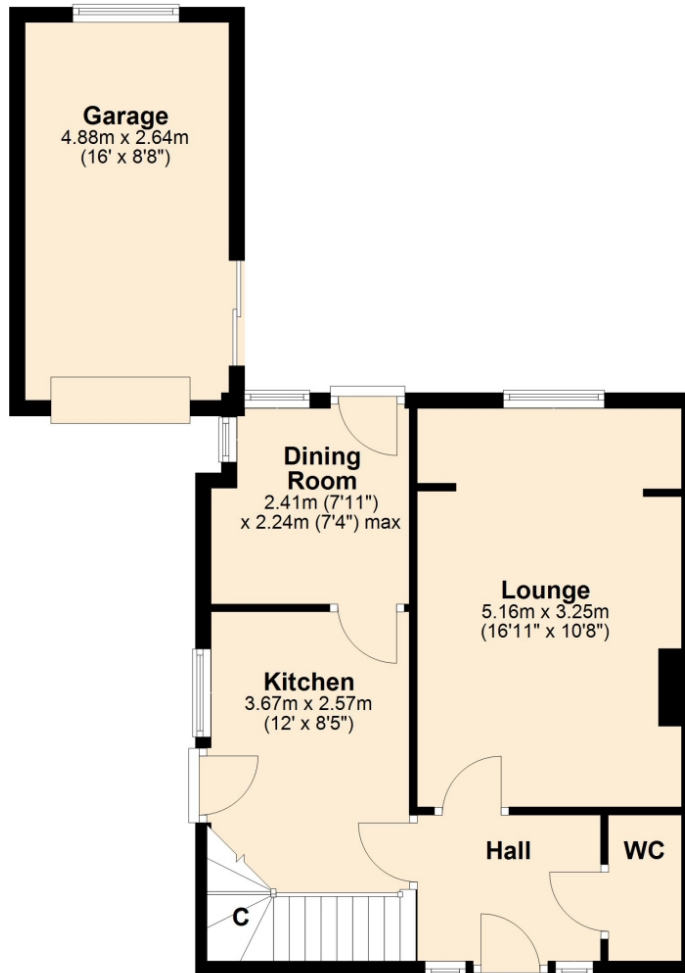
AGENTS NOTES

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

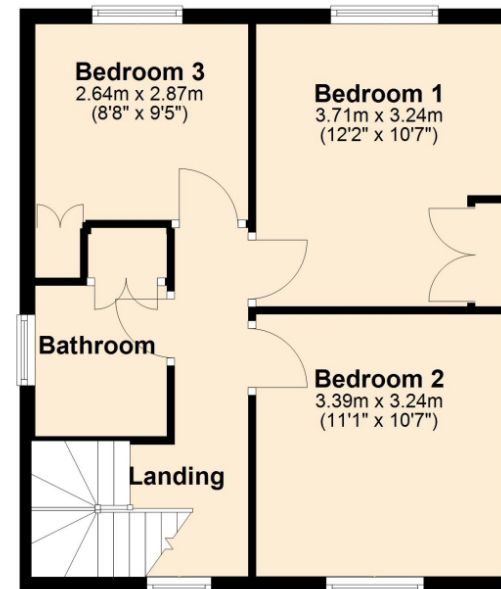
Ground Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 103.8 sq. metres (1117.1 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

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