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Waveney Close, The Grange, NN11 4PY

£195,000 Terraced

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

Introducing this well presented three-bedroom midterrace home, offering modern living in a convenient location.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Terrace
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ Well Proportioned Throughout
- ✓ Downstairs WC
- ✓ Close To Local Amenities
- ✓ Front & Rear Gardens
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ No Onward Chain

Property Overview

Introducing this well presented three bedroom mid terrace home, offering modern living in a convenient location. Situated on the edge of the popular Grange development, the property is ideally suited to first time buyers looking to step onto the property ladder or investors seeking a reliable rental opportunity.

The home has been well maintained throughout, creating a warm and welcoming feel from the moment you arrive.

Entry is via the front garden, enclosed by attractive wooden picket fencing and featuring a pathway that leads to the front porch. Once inside, the layout has been thoughtfully designed to offer both comfort and practicality. The property boasts a spacious, contemporary kitchen/diner, perfect for family meals or entertaining guests, and a generous lounge that provides an ideal space for relaxation. A modern ground floor WC adds additional convenience.

The first floor is home to three well proportioned bedrooms, each offering versatility for sleeping accommodation, home working, or guest space, along with a stylish family bathroom finished to a modern standard.

To the rear, the property benefits from a delightful conservatory, extending the living space and offering a bright spot to enjoy the garden year round. Beyond this lies the enclosed, low-maintenance rear garden, featuring a patio area ideal for outdoor dining, relaxing, or entertaining during the warmer months.

This lovely home is ready to move into and offers comfortable, modern living in a highly desirable residential area.

EPC Rating: C. Council Tax Band: A

GROUND FLOOR

PORCH

HALLWAY

WC

LOUNGE

KITCHEN

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

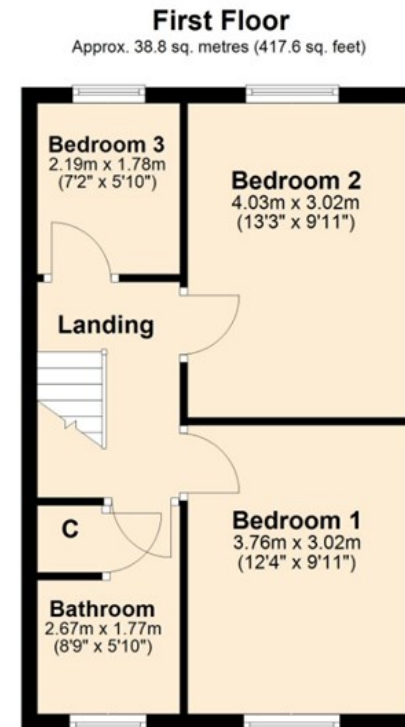
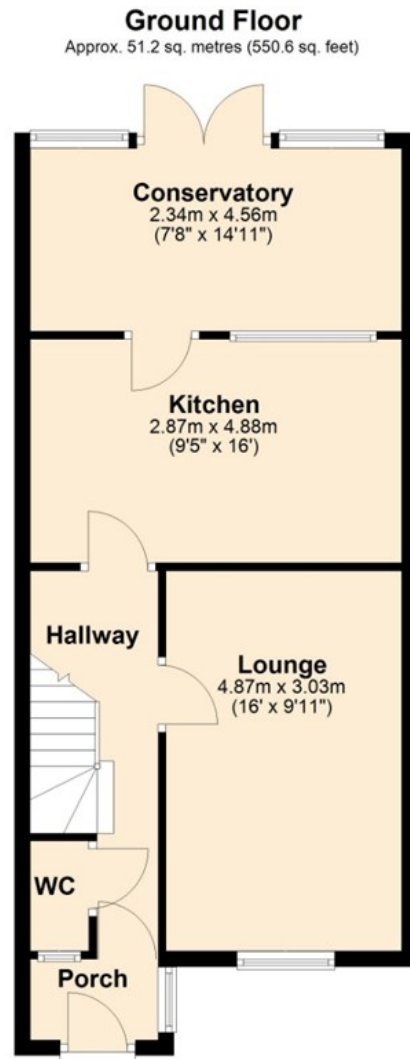
Council Tax – Band A

EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Electric Heating
Parking – No Parking Available
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
Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Total area: approx. 89.9 sq. metres (968.2 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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