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## Weedon Road, St James, NN5 5DA

£239,995 Terraced

3 1 1



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Department: Sales

Tenure: Freehold

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## Property Summary

OFF ROAD PARKING. A spacious, bay fronted, terraced house situated close to Sixfields Leisure with local amenities close by.

## Features & Utilities

- ✓ 1930s Property
- ✓ Close To Local Amenities
- ✓ Bay Fronted Design
- ✓ Three Bedrooms
- ✓ Gas Radiator Heating
- ✓ Established Rear Garden
- ✓ Off Road Parking
- ✓ Easy Access to A45 & M1

# Property Overview

OFF ROAD PARKING. A spacious, bay fronted, terraced house situated close to Sixfields Leisure with local amenities close by. Accommodation offers double glazing, gas central heating, a storm porch, hallway, lounge with opening to dining room, galley style kitchen, first floor landing serving three bedrooms and a bathroom. Outside is a part walled front garden and a long rear garden with off road parking accessed via a service road. EPC Rating: D. Council Tax Band: C.

## ENTRANCE HALL

Enter via double glazed door to front elevation. Radiator. Stairs to first floor. Wood laminate flooring.

## LOUNGE 4.21m x 3.62m (13'10" x 11'11")

Double glazed bay window to front elevation. Radiator. Chimney breast. Feature fireplace and alcoves. Opening to:

## DINING ROOM 3.70m x 3.24m (12'2" x 10'8")

Two double glazed windows to rear elevation. Double glazed door to rear elevation.

## KITCHEN 2.65m x 2.24m (8'8" x 7'4")

Double glazed window to rear elevation. White gloss wall mounted and base units. Built in oven, hob and extractor over. Stainless steel sink with mixer tap. Wall mounted gas fired boiler.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.75m x 3.62m (12'4" x 11'11")

Double bay window to front elevation. Radiator. Chimney breast and alcoves.

## BEDROOM TWO 4.22m x 3.15m (13'10" x 10'4")

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

## **BEDROOM THREE 2.77m x 2.36m (9'1" x 7'9")**

Double glazed window to front elevation. Radiator.

## **BATHROOM**

Obscure double glazed window to rear elevation. Panel bath with electric shower over. Pedestal wash hand basin. Low level WC.

## **OUTSIDE**

### **FRONT GARDEN**

Stone wall. Concrete path to front door. Metal gate. Rockery, Ferns and shrubbery as well as hedging.

### **REAR GARDEN**

Timber decked seating area. Lawned beyond. Enclosed by a wooden panel fence. Rear gated access. Hardstanding and gravel area for parking of two vehicles via a service road.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Terraced

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 – Off-street  
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

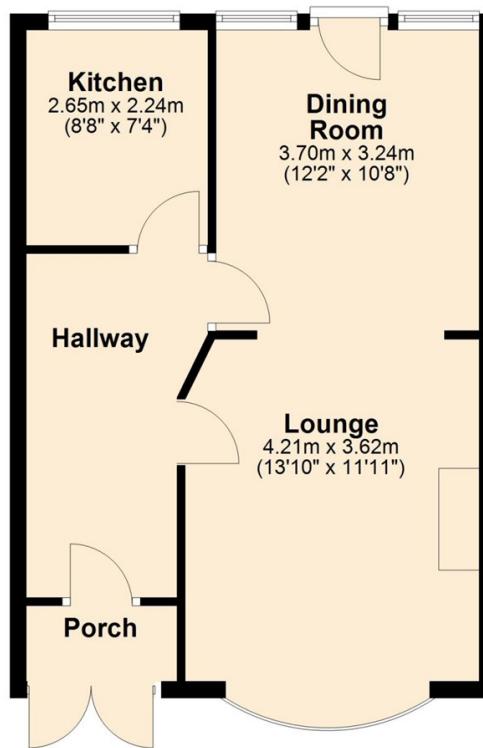
#### AGENTS NOTES

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

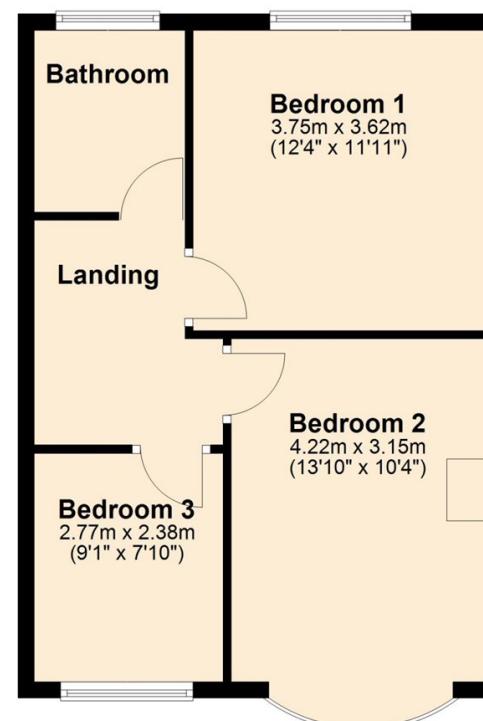
## Ground Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 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.

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