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# Welton Road, Braunston, NN11 7JJ

£230,000 Terraced

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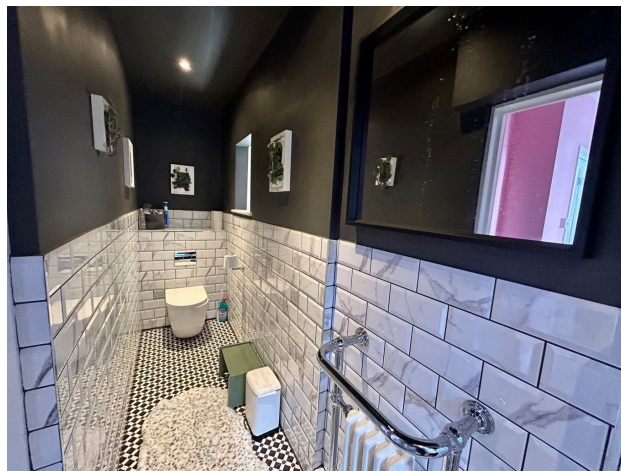
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Department: Sales

Tenure: Freehold







## Property Summary

A three bedroom, mid terrace property in the sought after village of Braunston. The property has a generous, enclosed garden to the rear and a pleasant outlook to the front with fields and countryside views.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Mid Terrace
- ✓ Log Burner
- ✓ Desirable Village Location
- ✓ Solar Panels
- ✓ Large Enclosed Private Rear Garden
- ✓ Close To Local Amenities
- ✓ Refurbished Throughout
- ✓ uPVC Double Glazing
- ✓ Ground Floor Shower Room/WC

# Property Overview

A three bedroom mid terrace property in the sought after village of Braunston. The property has a generous, enclosed garden to the rear and a pleasant outlook to the front with fields and countryside views. Benefitting from being recently refurbished, the accommodation comprises entrance hall, lounge, kitchen, bathroom, staircase to first floor landing and three bedrooms. Outside to the front is a garden mainly laid to lawn and to the rear is an enclosed garden, mainly laid to lawn with patio entertainment section. EPC Rating: E. Council Tax Band: B

## HALL

uPVC obscure double glazed entrance door. Doors to:

## LOUNGE 3.83m x 5.06m (12'6" x 16'7")

uPVC double glazed window to front elevation. Radiator. Log burner.

## KITCHEN 2.45m x 4.64m (8' x 15'2")

uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall and base units. Roll top work surfaces. Double oven. Space for white goods. Tiling to splash back areas. Composite sink.

## BATHROOM

uPVC obscure double glazed window to rear elevation. Two chrome heated towel rails. Suite comprising bath with shower over, low level WC and vanity sink with stainless steel taps. Half height tiling.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 2.64m x 5.05m (8'7" x 16'6")

uPVC double glazed window to front elevation. Radiator. Walk in wardrobe.

## BEDROOM TWO 3.77m x 2.77m (12'4" x 9'1")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 2.69m x 3.20m (8'9" x 10'5")**

uPVC double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Pathway to front door. Side access to rear garden. Enclosed by wooden picket fencing. Mainly laid to lawn with gravel sections.

#### **REAR GARDEN**

Patio and gravel sections the width of the property. Mainly laid to lawn. Two brick storage sheds. Enclosed by wooden panelled fencing.

#### **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 B

EPC Rating – E

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 – Parking

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

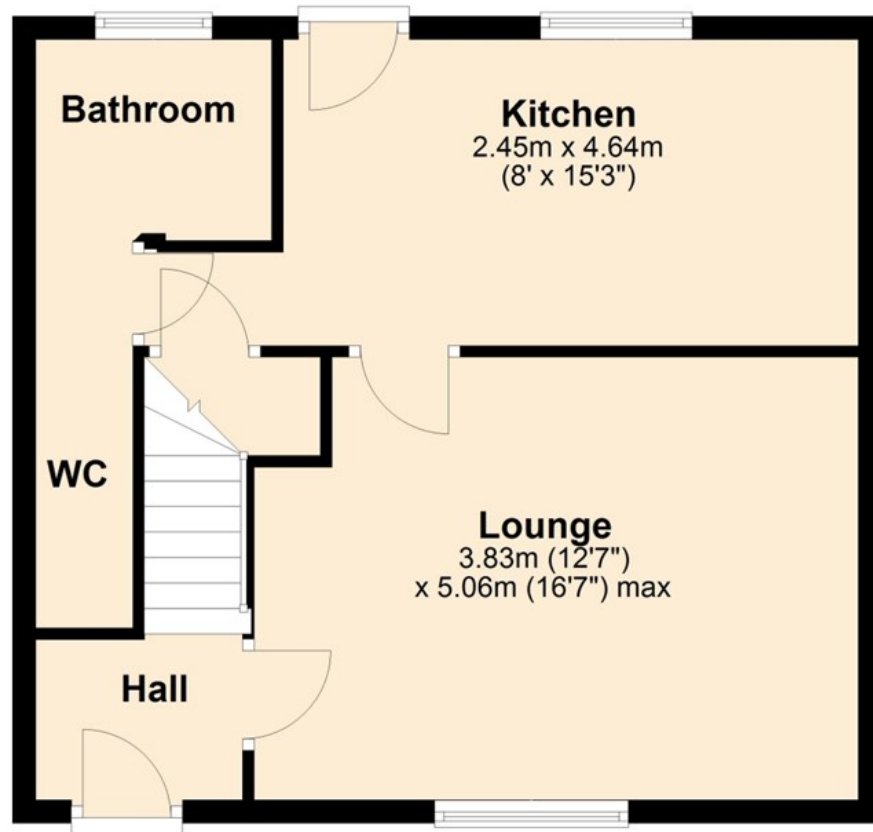
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

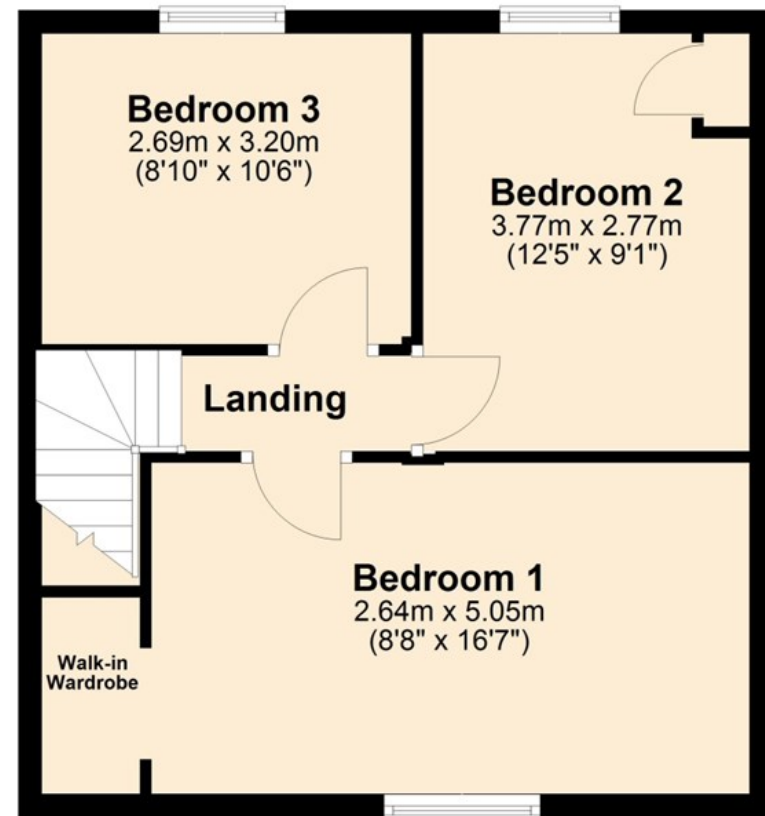
## Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 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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