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Woburn Gate, Ecton Brook, Northampton, NN3 5ED

£250,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold

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Property Summary

A well presented three bedroom semi-detached property in the sought after location of Ecton Brook.

Features & Utilities

- ✓ Three Bedroom Family Home
- ✓ Open Plan Lounge/Dining Room
- ✓ Garage
- ✓ Off Street Parking for two/three vehicles
- ✓ Gas Central Heating
- ✓ No Chain



Property Overview

A well presented three bedroom semi-detached property in the sought after location of Ecton Brook. The accommodation briefly comprises lounge/dining room, kitchen, first floor landing with three bedrooms off and a family bathroom. Externally are well-stocked front and rear gardens. Further benefits include double glazing, garage, gas radiator heating and off road parking. Please call to arrange an internal inspection. EPC TBC. Council Tax Band: B.

ENTRANCE

Double glazed door to front elevation. Radiator. Stairs leading to landing.

LOUNGE/DINING ROOM 5.97m x 4.67m (19'7 x 15'4)

Double glazed window to front and rear elevation. Two radiators. Telephone point.

KITCHEN 2.69m x 2.55m (9'9 x 8'4)

Double glazed window to and double glazed door to rear elevation. Stainless steel one and a half bowl sink. Gas hob. Electric Oven. Space for washing machine, fridge freezer. Serving hatch to dining room.

LANDING

Loft access.

BATHROOM

Double glazed window to rear elevation. Radiator. WC. Wash hand basin. Bath with shower over. Extractor.

BEDROOM ONE 3.31m x 2.87m (10'10 x 9'5)

Double glazed window to front elevation. Radiator. TV aerial.

BEDROOM TWO 2.61m x 3.37m (8'7 x 11'1)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.00m x 2.36m max (6'7 x 7'9)

Double glazed window to front elevation. Radiator. Storage cupboard housing combination boiler. Storage cupboard over stairs.

OUTSIDE

FRONT

Driveway for two/three vehicles. Garage. Grass lawn and tree to centre.

GARAGE

Manual up and over door. Power and lighting. Double glazed window and door to rear.

REAR

Paved seating area with steps down to lawn. Paved rockery. Mature shrubs.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

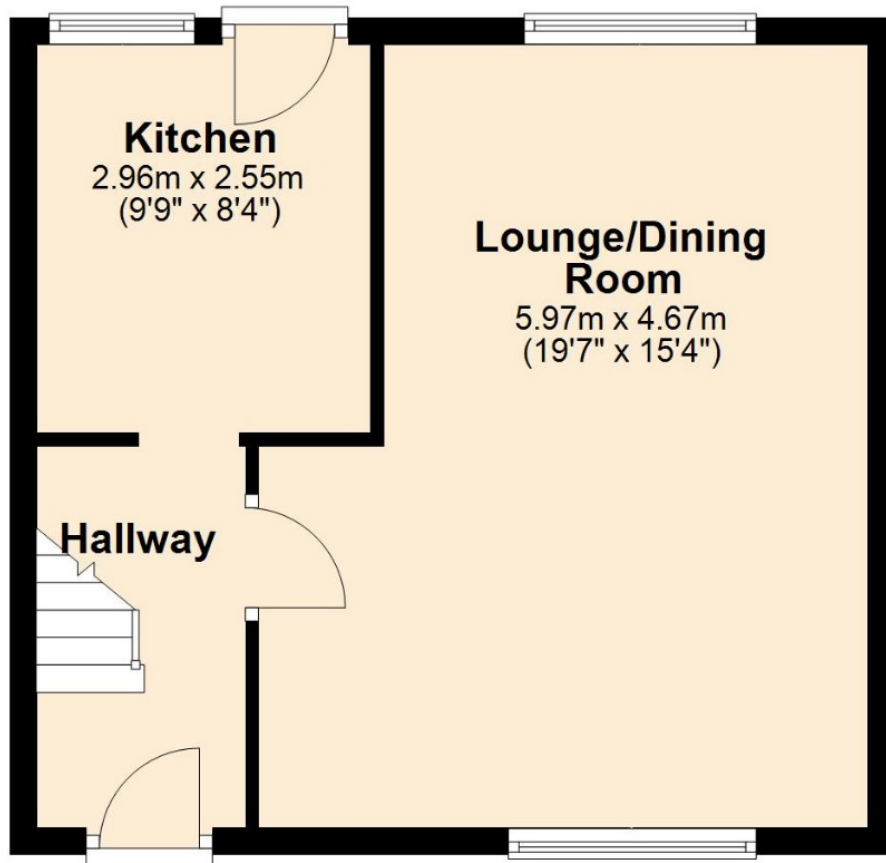
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

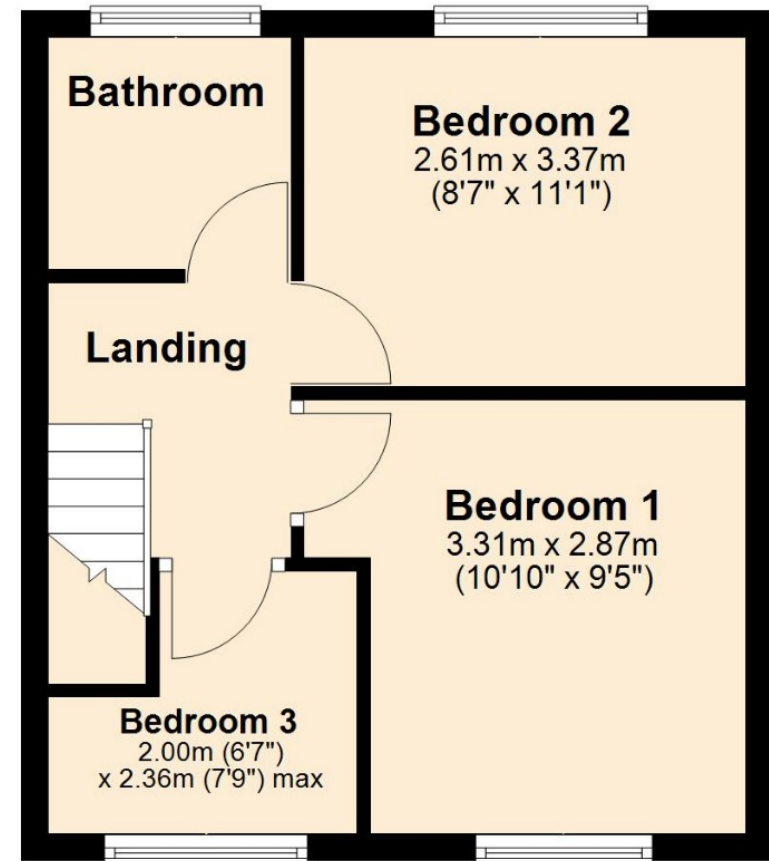
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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