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# Yeoman Meadow, East Hunsbury, NN4 9YX

£250,000 Semi-Detached

2 1 1



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Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

MUCH IMPROVED SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS IN NN4.

## Features & Utilities

- ✓ Much Improved Home
- ✓ Close to M1 & Ring Road
- ✓ Stylish Interior
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Two Double bedrooms
- ✓ Driveway & Parking
- ✓ Nice Garden
- ✓ Highly Recommended

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# Property Overview

MUCH IMPROVED SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS IN NN4.

Jackson Grundy is pleased to be appointed as the selling agents for this superb two bedroom semi detached house in the ever popular East Hunsbury district in NN4 close to the M1 Motorway J15, A45 southern Ring Road and other local amenities.

The property also benefits from uPVC double glazing, gas central heating to radiators via a replacement combination boiler, replacement floor coverings and redecoration. Accommodation offers sitting room with understairs storage, modern kitchen/diner with built in hob, oven and dishwasher, two double bedrooms and a stylish re-fitted bathroom with overstairs airing cupboard.

Outside the frontage is open plan with a private driveway to the side which is wider than average and a side gate to a generous sized rear garden with lawn and two decked seating areas and is not overlooked from the rear.

EPC Rating: C. Council Tax Band: B.

## GROUND FLOOR

### LOUNGE

### KITCHEN

## FIRST FLOOR

### LANDING

### BEDROOM ONE

### BEDROOM TWO

## BATHROOM

## OUTSIDE

## FRONT GARDEN

## REAR GARDEN

## MATERIAL INFORMATION

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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 – Parking, Driveway

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



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

550 ft<sup>2</sup>

51 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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](http://www.jacksongrundy.com)

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