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Woodside Avenue, Boothville, NN3 6JL

£250,000 Bungalow

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Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Available with no onward chain. This double bay fronted bungalow is in need of modernisation.

Features & Utilities

- ✓ Two Double Bedrooms
- ✓ In Need Of Moderisation
- ✓ Garage
- ✓ Detached
- ✓ Lounge/Dining Room
- ✓ Popular Residential Location
- ✓ Double Bay Fronted

Property Overview

Available with no onward chain. This double bay fronted bungalow is in need of modernisation. The accommodation comprises two double bedrooms, a spacious lounge/dining room, bathroom and lean to conservatory. The loft has been converted into a useful store room. In the rear garden is off road parking and a spacious garage. EPC Rating: TBC. Council Tax Band: D

HALLWAY

uPVC double glazed entrance door with obscure glass. Doors to bedroom one, lounge/dining room and bathroom.

BATHROOM

Radiator. Suite comprising WC, wash hand basin and bath with shower over. Central light.

BEDROOM ONE 3.64m x 3.62m (11'11" x 11'10")

uPVC double glazed window to front elevation. Curved radiator in bay. Central lighting.

LOUNGE 4.30m x 2.40m (14'1" x 7'10")

uPVC double glazed bay window to front elevation. Two radiators. Feature fireplace. Wall mounted lighting.

DINING AREA 3.65m x 2.40m (11'11" x 7'10")

uPVC double glazed window to side elevation. Central lighting. Door to hallway, kitchen and bedroom two.

BEDROOM TWO 3.80m x 2.40m (12'5" x 7'10")

uPVC double glazed window to rear elevation. Cupboard housing water cylinder. Radiator. Ceiling light.

KITCHEN 2.70m x 3.62m (8'10" x 11'10")

uPVC double glazed window to rear elevation. Radiator. Wall and base units. Space for under-counter fridge and freezer and freestanding cooker. Sink and drainer.

CONSERVATORY/LEAN TO 1.93m x 3.62m (6'3" x 11'10")

Double glazed sliding doors to garden. Plumbing for washing machine. Boiler.

LOFT ROOM

uPVC double glazed window to front elevation. Built in storage. Light.

OUTSIDE

FRONT GARDEN

Wall separates garden from path. Shallow steps leading to side door.

REAR GARDEN

Laid to lawn. Concrete area for parking. Gated at the top.

GARAGE

Up and over door. Side door. Power connected.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

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 – Off-street, Garage
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

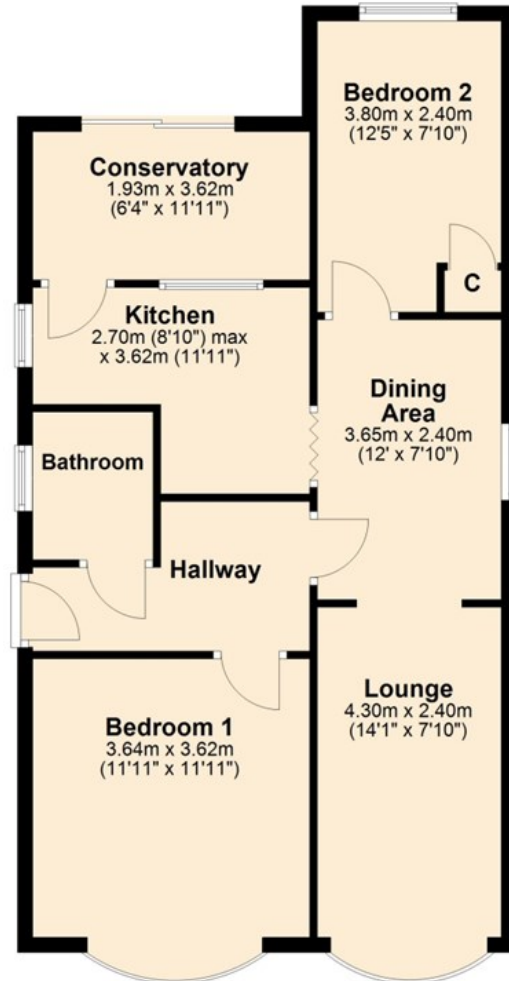
AGENTS NOTES

i Viewings by appointment only through us 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

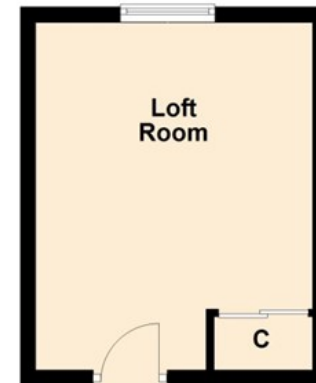
Ground Floor

Approx. 68.4 sq. metres (735.7 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 68.4 sq. metres (735.7 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152