



www.jacksongrundy.com

Sharrow Place, Ecton Brook, NN3 5AJ

£200,000 End of Terrace

4 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to bring to the market a well presented fully licensed four bedroom HMO (House Of Multiple Occupants) situated in Ecton Brook.

Features & Utilities

- ✓ Investment Opportunity
- ✓ Fully Licensed HMO
- ✓ Four Bedrooms
- ✓ Well Presented
- ✓ Vacant From Mid September
- ✓ Warm Air Central Heating

Property Overview

Jackson Grundy are pleased to bring to the market a well presented fully licensed four bedroom HMO (House Of Multiple Occupants) situated in Ecton Brook. The accommodation comprises entrance hall, downstairs WC/utility, bedroom four and lounge/kitchen/diner. First floor landing to three bedrooms and the bathroom. Outside there are front and rear gardens. The property has double glazing and the heating is via warm air. EPC Rating: C. Council Tax Band: A

HALL

Warm air vent. Wall mounted electric heater. Stairs rising to first floor landing with understairs storage. Doors to connecting rooms.

WC/UTILITY

Double glazed window to front elevation. Fitted with white two piece suite comprising low level WC and wash hand basin. Tiling to splash back areas. Electric meter.

BEDROOM ONE 3.67m x 3.46m (12' x 11'4")

Double glazed window to front elevation. Warm air vent. Laminate flooring.

LOUNGE/KITCHEN/DINER 2.83m x 6.58m (9'3" x 21'7")

Two double glazed windows to rear elevation. Fitted with a range of wall mounted and base level units and drawers with work surface over. Stainless steel sink and drainer unit. Tiling to splash back areas. Space for cooker and white goods. Space and plumbing for washing machine. Double glazed stable style door to rear.

FIRST FLOOR LANDING

Warm air vent. Doors to connecting rooms.

BEDROOM TWO 3.48m x 3.46m (11'5" x 11'4")

Double glazed window to rear elevation. Warm air vent.

BEDROOM THREE 3.15m x 3.48m (10'4" x 11'5")

Double glazed window to front elevation. Warm air vent.

BEDROOM FOUR 2.77m x 2.97m (9'1" x 9'8")

Double glazed window to rear elevation. Warm air vent.

BATHROOM

Double glazed window to front elevation. Fitted with a white three piece suite comprising panelled bath with wall mounted shower over and glass shower screen, low level WC with concealed cistern, and cupboard mounted wash hand basin with mixer tap over and storage below. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with pathway to front door.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders. Paved to the immediate rear. Enclosed by timber panel fencing with gated pedestrian rear access. Brick built store.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Ask Agent

Parking – Communal

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

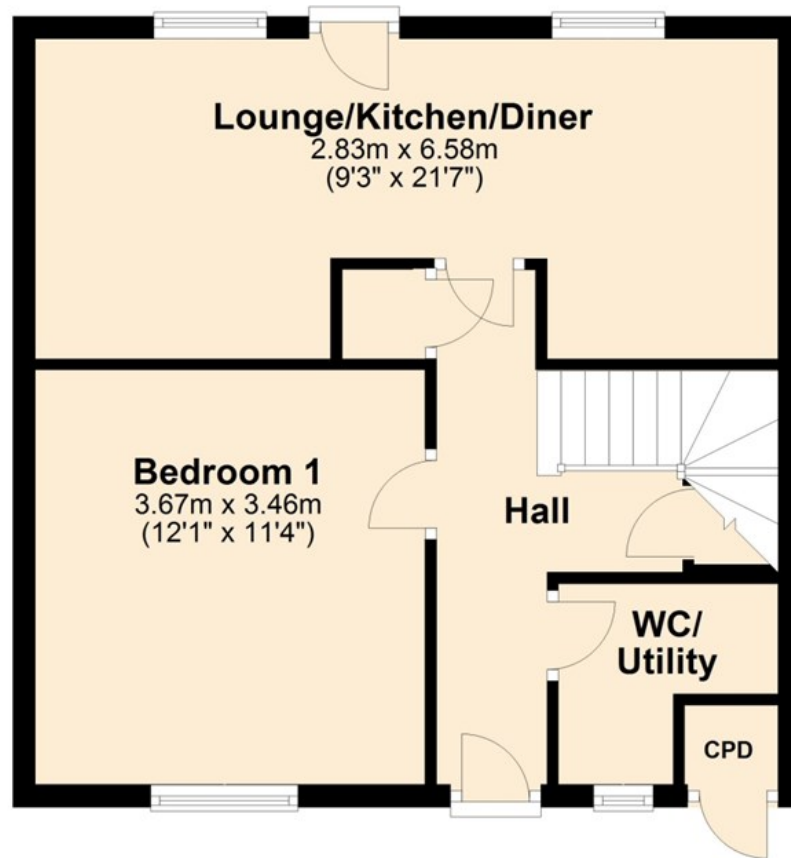
AGENTS NOTES

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

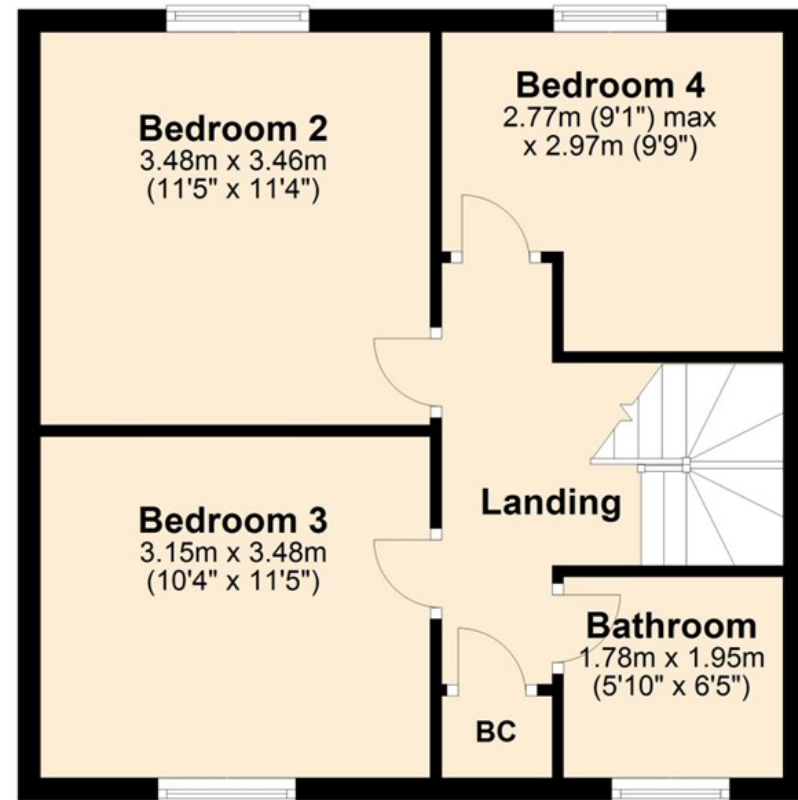
Ground Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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