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Northall, Walgrave  
Northampton  
Northamptonshire, NN6 9QD  
£320,000 Terraced



Department: Sales

Tenure: Freehold



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OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS THREE BEDROOM MID TERRACE PROPERTY, WHICH HAS BEEN BEAUTIFULLY REFURBISHED TO INCLUDE A NEW KITCHEN AND MODERN BATHROOM.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

Offered to the market with no onward chain is this three bedroom mid terrace property, which has been beautifully refurbished to include a new kitchen and modern bathroom.

The accommodation in brief comprises entrance hall, lounge, separate dining room, modern fitted kitchen/breakfast room and stunning bathroom. Upstairs are two double bedrooms and one single bedroom.

Outside there is a courtyard garden with feature well, and access to a rear alleyway. The front has a gravel tiered seating area and steps leading down to a single garage.

The property is neutrally decorated throughout, has gas central heating and UPVC double glazing.

Set in the peaceful village of Walgrave and walking distance to local amenities.

EPC Rating: TBC. Council Tax Band: C







## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	D
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	Off-street
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



## LOCATION

Moulton is an expanding large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

## 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

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

