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Cross's Grange, Hartwell  
Northampton  
Northamptonshire, NN7 2FD

£267,500 End Of Terrace



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

MODERN VILLAGE HOME. Jackson Grundy are delighted to be chosen as the sole selling agents for this attractive, modern end terrace house located in the desirable village of Hartwell having many local amenities.

## Features & Utilities

- ✓ Close to Milton Keynes & Northampton
- ✓ Modern House
- ✓ Downstairs WC
- ✓ Lounge With French Doors
- ✓ Two Bedrooms
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Long Driveway At Rear
- ✓ No Chain

## Property Overview

MODERN VILLAGE HOME. Jackson Grundy are delighted to be chosen as the sole selling agents for this attractive, modern end terrace house located in the desirable village of Hartwell having many local amenities. Further benefits include double glazing and gas central heating to radiators. Accommodation offers an entrance hall, lounge/dining area, modern kitchen, cloakroom/WC, first floor landing, two bedrooms, bathroom, cobbled front garden with a driveway and enclosed, low maintenance garden to the rear. Nicely presented and maintained throughout. NO CHAIN. EPC Rating: C. Council Tax Band: B

### HALL

Composite entrance door. Staircase rising to first floor landing. Radiator. Karndean flooring.

### WC

Radiator. Low level WC and wash hand basin. Wood effect flooring.

### KITCHEN 3.20m x 2.00m (10'5" x 6'6")

Double glazed window to front elevation. Wall and base units. Work surfaces. Single drainer stainless steel sink unit. Built in electric hob, oven and hood. Built in fridge/freezer. Space for washing machine. Karndean flooring. Extractor.

### LOUNGE/DINING ROOM 3.90m x 4.12m (12'9" x 13'6")

Double glazed window and French doors to garden. Karndean flooring. Radiator. Under-stairs cupboard.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.87m x 3.16m (12'8" x 10'4")

Double glazed window to front elevation. Radiator. Built in wardrobes.

### EN-SUITE

Obscure double glazed window to front elevation. Radiator. Suite comprising tiled shower cubicle, low level WC and wash hand basin.

### BEDROOM TWO 3.24m x 2.08m (10'7" x 6'9")

Double glazed window to rear elevation. Radiator.

### BATHROOM 1.95m x 1.93m (6'4" x 6'3")

Obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath, wash hand basin and low level WC. Extractor fan.

## OUTSIDE

### FRONT GARDEN

Open plan. Cobbled front.

### REAR GARDEN

Patio. Artificial lawn. Lavender hedge. Gate to parking.

### 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 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 - 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

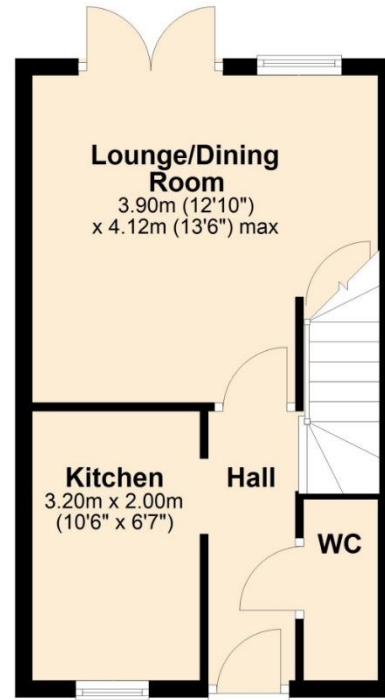
### AGENTS NOTES

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

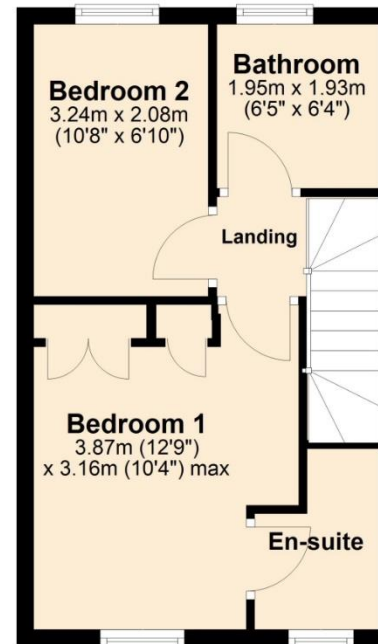
## Ground Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.3 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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