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Greenhill Road, Long Buckby
Northampton

Northamptonshire, NN6 7PU

£295,000 Semi Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year



Department: Sales

Tenure: Freehold



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A THREE BEDROOM SEMI DETACHED HOUSE WITH A LARGE GARDEN AND OFF ROAD PARKING SITUATED JUST A SHORT WALK AWAY FROM THE MANY VILLAGE AMENITIES AND RAILWAY STATION.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- CLOAKROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

LANDING

- BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-





THE PROPERTY

It has a hall with stairs to the first floor, lounge with bay window, dining room that adjoins the kitchen which in turn leads to a large rear hall, cloakroom, utility / store room.

On the first floor there are two good sized double bedrooms and a single bedroom plus the family bathroom.

Outside, the driveway has space for two cars with the chance to create further parking. The 60ft west facing rear garden has a large patio area and lawn plus garden shed and greenhouse.



The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating TBC. Council Tax Band C.

Agents Notes: Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is related to a director of Jackson Grundy Estate Agents.





MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
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	Ask Agent
Parking	Parking
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.

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. 96.34 SQ. METRES (1037 SQ. FEET)



Floor 0



Floor 1



Approximate total area[®]

1037 ft²

96.4 m²

(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.

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