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Sanders Terrace, Long Buckby  
Northampton  
Northamptonshire, NN6 7RN  
**£180,000** Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby  
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A TWO / THREE BEDROOM TERRACE HOUSE SITUATED CLOSE TO THE MANY VILLAGE AMENITIES AND JUST ONE MILE FROM THE RAILWAY STATION.

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**GROUND FLOOR**

- LOUNGE
- KITCHEN

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**OUTSIDE**

- REAR GARDEN

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**FIRST FLOOR**

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

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**SECOND FLOOR**

- LANDING
- BEDROOM THREE / OFFICE





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## THE PROPERTY

It has a lounge with bay window, fireplace and old pine cupboards, kitchen /dining room with built in oven, hob and extractor plus a ceramic sink and drainer.

Bedroom one on the first floor has built in wardrobes and a period fireplace, then there is bedroom two and the bathroom whilst on the second floor there is a large bedroom / office with exposed roof timbers.

Outside is a low maintenance courtyard garden. The property has radiator heating, double glazing and is offered with no onward chain.

EPC Rating TBC. Council Tax Band B.





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## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
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	Gas Central Heating
Parking	No Parking Available
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	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

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## 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.

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## 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. 69.12 SQ. METRES (744 SQ. FEET)

