

24 Victoria Road, Cogenhoe, Northampton, NN7 1NE
£310,000 Freehold

Jackson Grundy are delighted to be the chosen agent to bring to the market a rarely available semi-detached bungalow situated at the end of a quiet cul-de-sac within the popular village of Cogenhoe. In brief the property comprises entrance hall, kitchen, utility / WC, bedroom two and bedroom three. To the first floor is the main double bedroom and a family bathroom. The front of the property has a long driveway leading to access to the rear which has a well-proportioned and tended garden with stunning country side views. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: C

Three Bedroom Bungalow | Great Family Home | Landscaped Garden | Village Location | Cul-De-Sac Location | No Chain

modern marketing · traditional values

ENTRANCE HALL

Obscure glazed entrance door. Radiator. Staircase rising to first floor landing with storage below.

KITCHEN 2.95m x 2.34m (9'8 x 7'8)

uPVC double glazed window and door to utility. Wall and base units with roll top work surfaces over. Composite sink and drainer. Electric oven and hob. Tiled floor.

UTILITY ROOM 2.03m x 1.73m (6'8 x 5'8)

uPVC double glazed windows and doors to rear elevation. Radiator.

LOUNGE 4.57m x 3.91m Max (15'0 x 12'10 Max)

Double glazed sliding doors to rear elevation. Radiator. Gas fireplace.

WC

Double glazed frosted window to rear elevation. Low level WC and wash hand basin. Tiling to splash back areas. Radiator.

BEDROOM TWO 3.86m x 3.07m (12'8 x 10'1)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.84m x 2.67m (9'4 x 8'9)

uPVC double glazed window to front elevation. Radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 4.93m x 2.46m (16'2 x 8'1)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.92m x 2.24m (9'7 x 7'4)

uPVC double glazed frosted window to side elevation. Suite comprising low level WC, sink and shower cubicle. Radiator. Fully tiled.

OUTSIDE

FRONT GARDEN

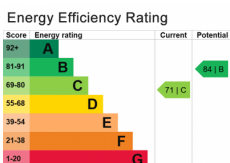
Block paved driveway leading to front door and garden gate, with shrub borders.

REAR GARDEN

Patio area. Gated side access. Lawn with flower & shrub bed borders. A further patio area to rear with a shed.

DRAFT DETAILS

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

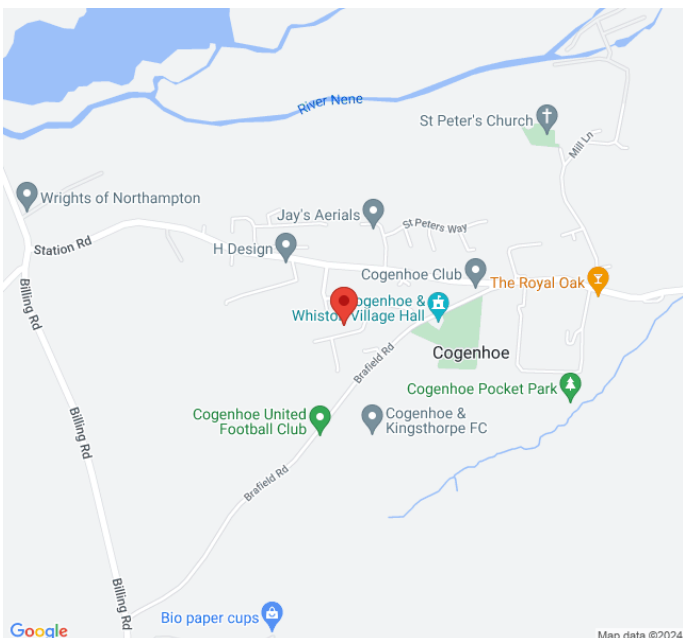


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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Total area: approx. 82.6 sq. metres (888.7 sq. feet)



LOCAL AREA INFORMATION

The civil parish of Cogenhoe and Whiston is located 5 miles east of Northampton town centre. The village of Cogenhoe (pronounced Cook-know) overlooks the River Nene valley and has its own football, cricket and bowls clubs along with many other groups and societies. It also has a village store which offers post office services, a village hall, pocket park, public house and St Peter's church. The village has its own primary school which feeds into Wollaston Secondary School 11 miles away. The village of Whiston is located 1.5 miles east of Cogenhoe and has its own church. Both villages are positioned with easy access to the A45 Northampton ring road which in turn gives access to Junction 15 of the M1 and the mainline train stations at both Northampton and Wellingborough.

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