



31 Gloucester Close, Weedon, Northampton, NN7 4PA
£315,000 Freehold

A well presented three bedroom detached property with ample parking and a good sized garden. Located down a quiet close in the very desirable village of Weedon the property benefits from a newly refurbished kitchen and a 19ft long lounge. The accommodation comprises three bedrooms, bathroom, porch, lounge, dining room and kitchen. EPC Rating D. Council Tax Band: C

No Upper Chain | Three Bedroom Detached | Driveway | Newly Refurbished Kitchen | Village Location | Gas Radiator Heating & uPVC Double Glazing

modern marketing · traditional values

ENTRANCE 1.32m x 1.88m (4'4 x 6'2)

Entrance via composite door. uPVC obscure double glazed windows to side and front elevations.

LOUNGE 5.79m x 3.91m (19'0 x 12'10)

uPVC double glazed window to front elevation. uPVC double glazed window to rear elevation. Radiator. Stairs rising to first floor landing. uPVC double glazed French doors to rear elevation.

DINING ROOM 4.34m x 2.39m (14'3 x 7'10)

uPVC double glazed window to front elevation. Radiator.

KITCHEN 3.53m x 2.72m (11'7 x 8'11)

uPVC double glazed window to rear elevation. Wall, base and drawer units with roll top work surfaces. Sink and drainer. Plumbing for washing machine and dishwasher. Built in oven, induction hob and extractor hood over.

FIRST FLOOR LANDING

Access to loft storage. Panelled doors to:

BEDROOM ONE 3.96m x 3.78m (13'0 x 12'5)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM TWO 2.97m x 2.36m (9'9 x 7'9)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.81m x 2.67m (12'6 x 8'9)

uPVC double glazed window to front elevation. Radiator. Built in storage.

BATHROOM 2.49m x 2.26m (8'2 x 7.4)

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC, vanity wash hand basin with cupboard below, bath with mixer taps and shower over. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

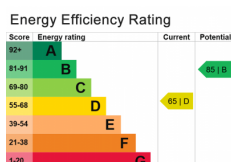
Driveway for two cars. Lawn section.

REAR GARDEN

Block paved entertainment section. Mainly laid to lawn. Summerhouse. Shed. Enclosed by panelled fencing.

DRAFT DETAILS

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

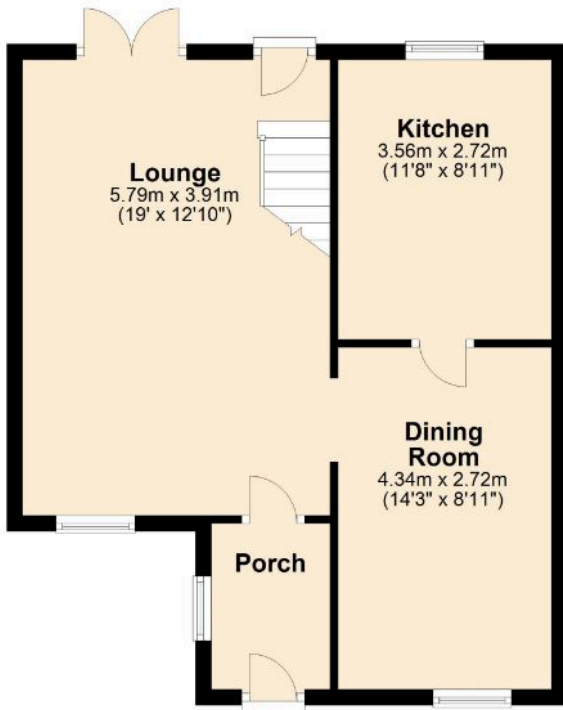


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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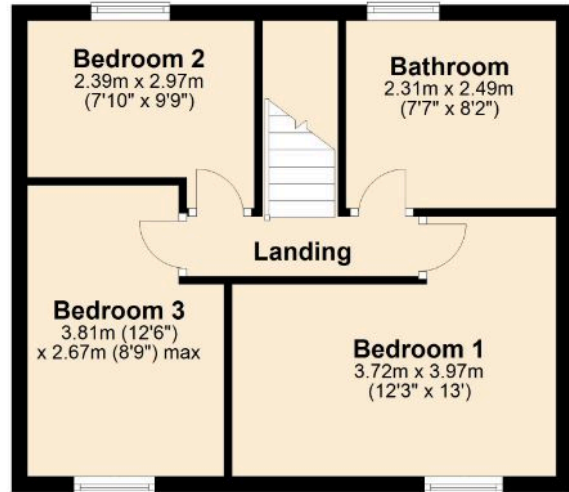
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)

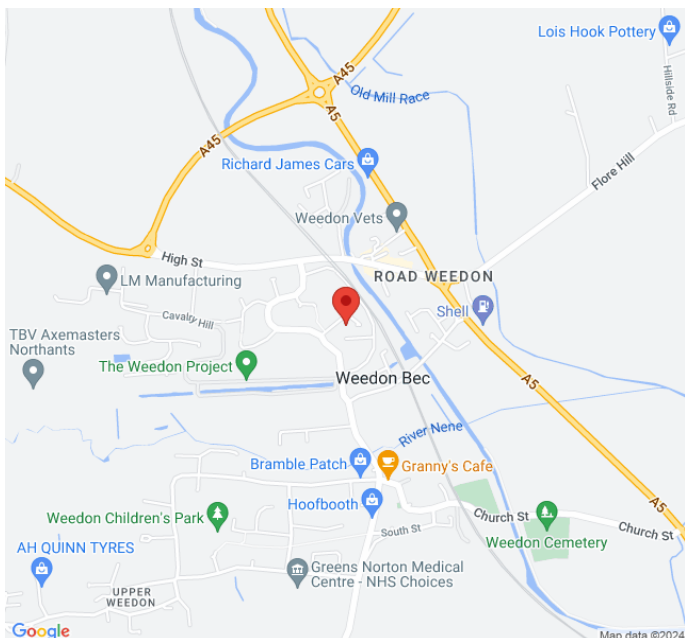


First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.0 sq. feet)



LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

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