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Welton Road, Braunston  
Daventry  
Northamptonshire, NN11 7JJ

**£270,000 - Guide Price** Semi-Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry  
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## Property Summary

\*\*\*\* NO ONWARD CHAIN\*\*\*\*

Located upon a prominent position in the picturesque village of Braunston, is this spacious three bedroom semi-detached bungalow.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Semi Detached Bungalow
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Semi Detached
- ✓ Desirable Village Location
- ✓ Garage
- ✓ Close To Village Amenities
- ✓ Enclosed Rear Garden
- ✓ Updating May be Desired

## Property Overview

\*\*\*\* NO ONWARD CHAIN\*\*\*\*

Located upon a prominent position in the picturesque village of Braunston, is this spacious three bedroom semi-detached bungalow. The property features off road parking, a generous front garden and generous kitchen. The bungalow itself is tiered with accommodation and the bathroom on the upper floor. Full accommodation comprises entrance porch, living room, kitchen, bathroom, refitted shower room and three bedrooms. To the front, a large garden, mainly laid to lawn with mature shrubs frames the property. To the rear is a lawned garden with mature shrubs and patio section. EPC Rating: TBC. Council Tax Band: C

### PORCH

Access via uPVC double glazed entrance door. uPVC double glazed windows to front elevation. Access to:

### LOUNGE 4.70m x 5.01m (15'5" x 16'5")

Access via wooden single glazed door. uPVC double glazed bay window to front elevation. Electric fireplace. Two storage heaters. Access to kitchen and stairs rising to first floor.

### KITCHEN 2.72m x 4.44m (8'11" x 14'6")

Two uPVC double glazed windows to front elevation. Vinyl flooring. A range of base and wall units. Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap., Tiling to splash back areas. Roll top work surfaces. Space for white goods. Electric storage heater. uPVC double glazed door to rear elevation.

### LANDING

Doors to:

### BEDROOM ONE 4.93m x 2.95m (16'2" x 9'8")

uPVC double glazed window to rear elevation. Electric storage heater. Built in wardrobe.

### BEDROOM TWO 2.69m x 4.49m (8'9" x 14'8")

uPVC double glazed window to rear elevation. Electric storage heater.

### BEDROOM THREE 2.11m x 3.48m (6'11" x 11'5")

uPVC double glazed window to side elevation. Electric storage heater.

### BATHROOM

uPVC obscure double glazed window to side elevation. Suite comprising bath with shower over, pedestal sink and, low level WC. Vinyl flooring.

## OUTSIDE

### FRONT GARDEN

Mature shrubs to borders. Tiered patio pathway from roadside to front of property. Lawn area.

### REAR GARDEN

Patio area. Mature shrubs. Mainly laid to lawn. Enclosed with wooden fencing. Pathway leading to rear access.

### DRAFT DETAILS

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

## 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 - No Gas

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Electric 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

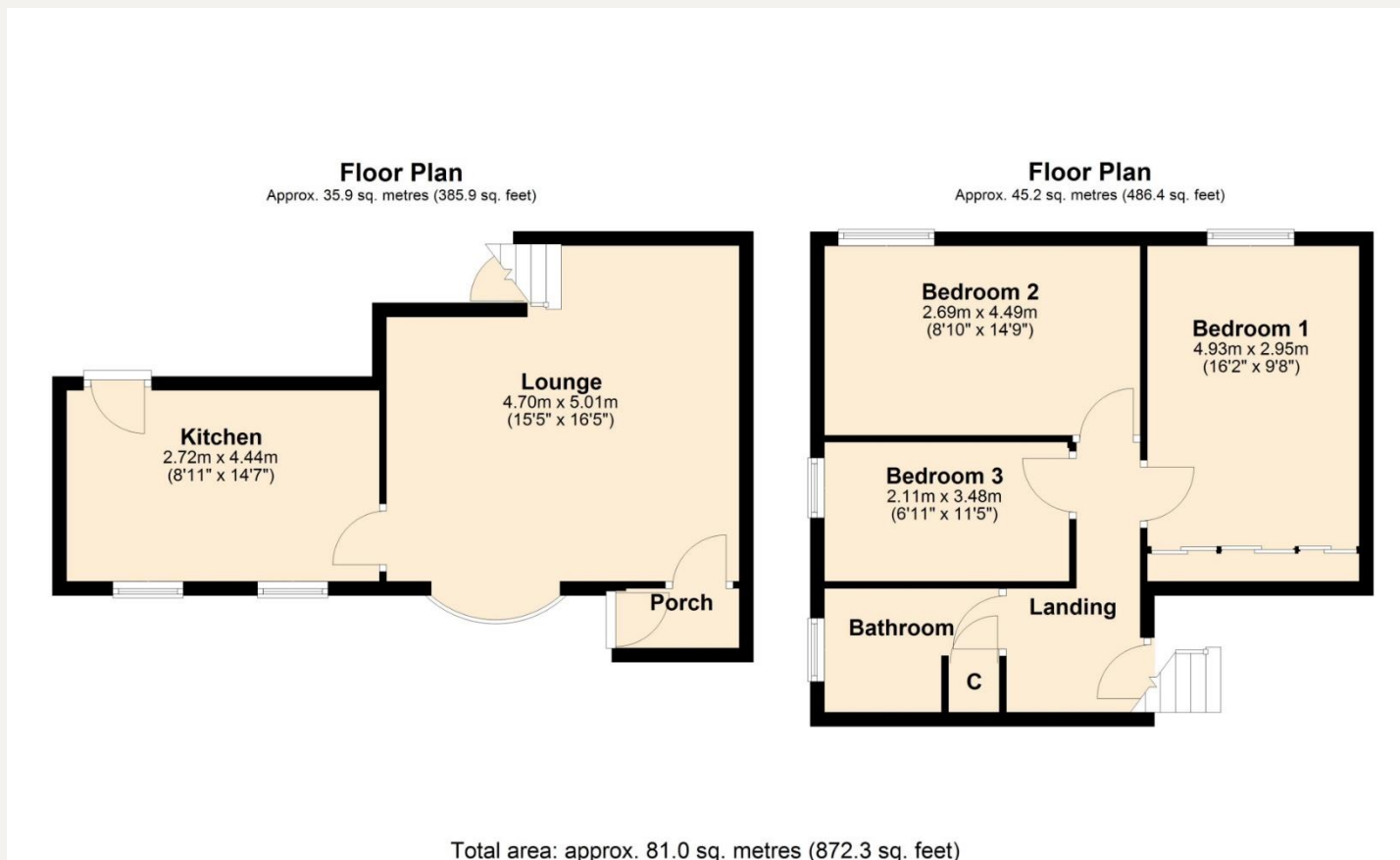
Obligations - No restrictions, No private right of way, No Public right of way

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





# 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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