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Hunt Close, Brixworth  
Northampton  
Northamptonshire, NN6 9EG  
**£280,000** Semi-Detached



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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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IN NEED OF MODERNISATION.

JACKSON GRUNDY ARE DELIGHTED TO OFFER THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY TO THE MARKET WITH NO ONWARD CHAIN IN AN EXTREMELY POPULAR VILLAGE. SITUATED IN A QUIET CUL DE SAC ONLY A STONES THROW FROM LOCAL AMENITIES.

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### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
- KITCHEN
- SUN ROOM

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### FIRST FLOOR

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

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### OUTSIDE

- FRONT GARDEN
  - TANDEM GARAGE
  - REAR GARDEN
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## THE PROPERTY

In need of modernisation.

Jackson Grundy are delighted to offer this spacious three bedroom semi detached property to the market with no onward chain in an extremely popular village. Situated in a quiet cul de sac only a stones throw from local amenities.

Internally the property consists of an entrance hall, kitchen, large lounge/diner and lean to conservatory.

To the first floor there is the family bathroom, separate WC, double bedrooms and a single bedroom.

EPC Rating: TBC. Council Tax Band: C











## 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	Gas Central Heating
Parking	Off-street, Garage
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

## LOCATION

Brixworth is a large village located approximately 5 miles to the north of Northampton. It is popular with commuters as a result of A14 J2 lying just three miles away, providing the main route to the east coast as well as links to the M1 and M6 motorways via Catthorpe Interchange. In addition, the A508 runs alongside the village providing access to both Market Harborough and Northampton each of which have mainline train stations. The historic village centre itself boasts one of the oldest and most complete Saxon churches in the country, as well as numerous amenities including pharmacy, general stores, post office, butcher, hairdressers, bookshop, public houses, restaurants and take away food retailers. The village also has several pre-school and nursery facilities as well as its own primary school from which pupils transfer to either Moulton or Guilsborough for secondary education. Finally, Brixworth Country Park, developed from Millennium Commission funding, is a gateway to Pitsford Water.

## 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. SQ. METRES ( SQ. FEET)

