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# Gloucester Avenue, Delapre, Northampton, Northamptonshire, NN4 8PJ

£225,000 Bungalow

2 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

A nicely positioned, attached bungalow being part of a private development built in 2018.

## Features & Utilities

- ✓ Popular Delapre Development
- ✓ Modern Build Bungalow
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Two Double Bedrooms
- ✓ Two Bathrooms
- ✓ Off Road Parking
- ✓ Low Maintenance Courtyard Garden

# Property Overview

A nicely positioned, attached bungalow being part of a private development built in 2018, situated close to local shops and schooling in the popular Delapre District. The accommodation comprises entrance hall, fabulous open plan living space with fitted kitchen and space for table and chairs and double doors to garden, two large double bedrooms (master en-suite shower) and a family bathroom. Outside is open plan frontage, a gravelled courtyard rear garden and a nearby allocated parking bay plus visitor spaces in a security gated communal car park. Viewing recommended. We have been advised of the following: Estate Management Charges – Kingston Real Estate Â£240.00 pa. This information would need to be verified by your chosen legal representative. EPC Rating: E. Council Tax Band: B

## ENTRANCE

Enter via obscure double glazed door. Electric Heater. Doors to:

## OPEN PLAN LIVING/KITCHEN SPACE 8.18m x 3.66 (26'10 x 12'0)

## LIVING AREA

Open plan living/dining/kitchen space. Double glazed French doors leading to a courtyard garden. Double glazed window to side elevation. Two electric heaters.

## KITCHEN AREA

Base and wall units. Work tops including stainless steel sink with mixer tap. Built in electric hob and oven. Space for washing machine and upright fridge/freezer. Cupboard housing pressurised hot water cylinder.

## BEDROOM ONE 3.67m x 2.92m (12'0 x 9'7)

Double glazed window to rear elevation. Electric Heater.

## EN-SUITE 1.63m x 1.70m (5'4 x 5'7)

Tiled shower cubicle and mains shower unit. Wash hand basin and W/C. Extractor fan. Electric towel rail heater.

### **BEDROOM TWO 3.67m x 3.06m (12'0 x 10'1)**

Double glazed window to front elevation. Electric heater.

### **BATHROOM 2.94m x 1.28m (9'8 x 4'2)**

Obscure double glazed window to front elevation. Panel bath. Wash hand basin with vanity unit. Low level W/C. Electric towel rail heater. Extractor fan. Storage cupboard.

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn and footpath to front door also giving access to neighbouring bungalow number 111C. Nearby allocated parking bay in Coverack Close plus security electric gated access to visitor parking in the rear car park.

#### **REAR GARDEN**

Gravelled courtyard style garden with panel fencing.

### **MATERIAL INFORMATION**

Electricity Supply â Mains Connected

Gas Supply â N/a

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply â Mains Connected

Sewage Supply â Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â No

EV Car Charge Point â No

Primary Heating Type â Electric

Parking â Yes

Accessibility â Lateral Living

Right of Way â Yes

Restrictions â N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

### **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.

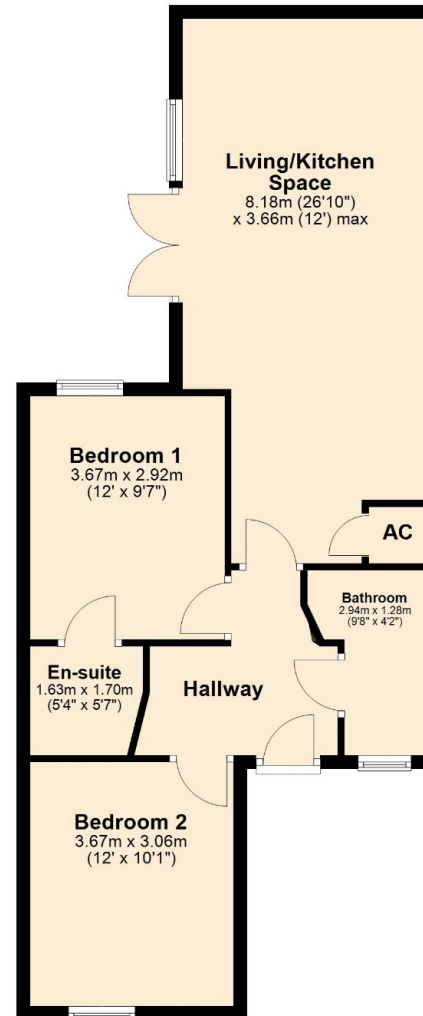
### **FREEHOLD COMMUNAL INFORMATION**

We have been advised of the following: Estate Management Charges – Kingston Real Estate Â£240.00 pa. This information would need to be verified by your chosen legal representative.

# Floorplan

## Ground Floor

Approx. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)



# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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