



**HENDERSON
CONNELLAN**
ESTATE AGENTS

7 Southfields Road, Gretton, Northamptonshire, NN17 3BX

Offers Over £160,000

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"The Village Life"

Enjoying a rare ground-floor position within the desirable and well-serviced village of Gretton, this well-presented maisonette offers comfortable, low-maintenance living with the added benefit of a generous and well-maintained rear garden. The accommodation is thoughtfully arranged and includes an entrance hall, a welcoming lounge/kitchen fitted with modern units, a well-proportioned double bedroom and a contemporary shower/wet room.

Outside, the generous rear garden provides an excellent space for relaxing and entertaining, while also being a particularly appealing feature for a property of this type. This property represents a rare opportunity to acquire a well-maintained ground-floor home in a highly regarded location. An ideal choice for those seeking a manageable home without compromising on outdoor space.

Description:

A rare find! This nicely presented ground floor maisonette is being offered for sale with NO CHAIN.

The accommodation comprises entrance hall with storage cupboard.

The lounge/kitchen is open plan, and is fitted with a modern range of units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in electric oven and a gas hob. A door opens onto the rear garden.

There is a double sized bedroom.

The shower/wet room includes a specialist self draining floor and includes a WC, pedestal wash hand basin and shower with ceramic tiled wall surrounds.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

Outside:

The property comes with a generous sized rear garden which offers a patio area and a neat lawn. The garden is enclosed by timber fencing.

Room Measurements:

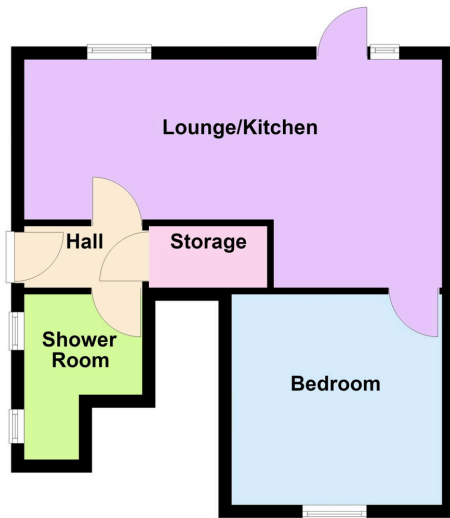
Lounge/Kitchen 6.5m x 3.38m (21'4" x 11'1") max

Bedroom 3.28m x 3.25m (10'9" x 10'8")

Shower Room 2.57m x 1.65m (8'5" x 5'5") max



Ground Floor



- Unique Purchase Opportunity
- Ground Floor Maisonette
- One Bedroom
- Open Plan Lounge and Kitchen
- Modern Fitted Kitchen Units
- No Chain
- Large Rear Garden with Shed
- Well Presented Interior
- Shower/Wet Room
- Desirable Village Location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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