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Admirals Way, Southbrook, NN11 4LQ

£199,950 End of Terrace

4 2 1



Department: Sales

Tenure: Freehold





Property Summary

Introducing this four bedroom end of terrace property with garage. This spacious property benefits from being on a corner plot with a sizable garden and contained garage to the rear and enclosed front garden.

Features & Utilities

- ✓ Four Bedroom Property
- ✓ End of Terrace
- ✓ No Onward Chain
- ✓ Ideal for Investors & First Time Buyers Alike
- ✓ Close to Local Amenities
- ✓ Well Proportioned Accommodation Throughout
- ✓ Downstairs WC
- ✓ Sizable Rear Garden
- ✓ Garage
- ✓ Gas Central Heating

Property Overview

Introducing this four bedroom end of terrace property with garage. This spacious property benefits from being on a corner plot with a sizable garden and contained garage to the rear and enclosed front garden. Located on the edge of Southbrook estate, close to schools, amenities and local walks. The accommodation comprises porch, inner hall, cloakroom, kitchen, walk in pantry/utility room, dining room, lounge, conservatory, first floor landing, four bedrooms and a bathroom. EPC Rating: D. Council Tax Band: B.

PORCH

Aluminium framed obscure single glazed sliding door to front elevation.

HALLWAY

Wooden door with obscure glazed panel. Obscure double glazed panel to side of door. Radiator. Access to:

SHOWER ROOM 1.85m x 1.66m (6'1" x 5'5")

Wooden framed obscure single glazed window to front elevation. Radiator. Low level WC. Wash hand basin in vanity unit. Shower. Full height tiling.

DINING ROOM 3.52m x 2.80m (11'7" x 9'2")

Double glazed window to front elevation. Radiator.

LOUNGE ROOM 4.39m x 3.31m (14'5" x 10'10")

Double glazed sliding doors to rear elevation. Radiator. Fireplace.

CONSERVATORY 2.41m x 3.71m (7'11" x 12'2")

Aluminium framed single glazed.

KITCHEN 3.63m x 2.96m (11'11" x 9'9")

Aluminium door with obscure glass panel to rear elevation. Aluminium framed double glazed window to rear elevation. Stainless steel double sink with mixer tap. A range of wall mounted and base level cupboards with roll top work surface. Space for white goods. Tiled splashback areas.

UTILITY ROOM 2.52m x 1.66m (8'3" x 5'5")

A range of wall mounted and base units. Space for white goods. Understairs cupboard.

FIRST FLOOR LANDING

Loft access. Airing cupboard. Access to:

BEDROOM ONE 4.44m x 2.29m (14'7" x 7'6")

Aluminium framed double glazed window to front elevation. Radiator.

BEDROOM TWO 3.84m x 2.59m (12'7" x 8'6")

Aluminium framed double glazed window to rear elevation. Radiator. Storage cupboards.

BEDROOM THREE 4.29m x 2.59m (14'1" x 8'6")

Aluminium framed double glazed window to rear elevation. Radiator. Storage cupboards.

BEDROOM FOUR 3.68m x 1.95m (12'1" x 6'5")

Aluminium framed double glazed window to front elevation. Radiator. Built in cupboard.

BATHROOM 2.82m x 1.65m (9'3" x 5'5")

Aluminium framed window to rear elevation. Radiator. Low level WC. Pedestal wash basin. Bath. Half height tiling. Tiled flooring.

OUTSIDE

FRONT GARDEN

Enclosed by mature bushes. Mainly laid to lawn. Pathway to porch.

REAR GARDEN

Tiered garden. Mainly block paved. Pond. Single garage to rear. Two sheds. Enclosed by wooden panel fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

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 – 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

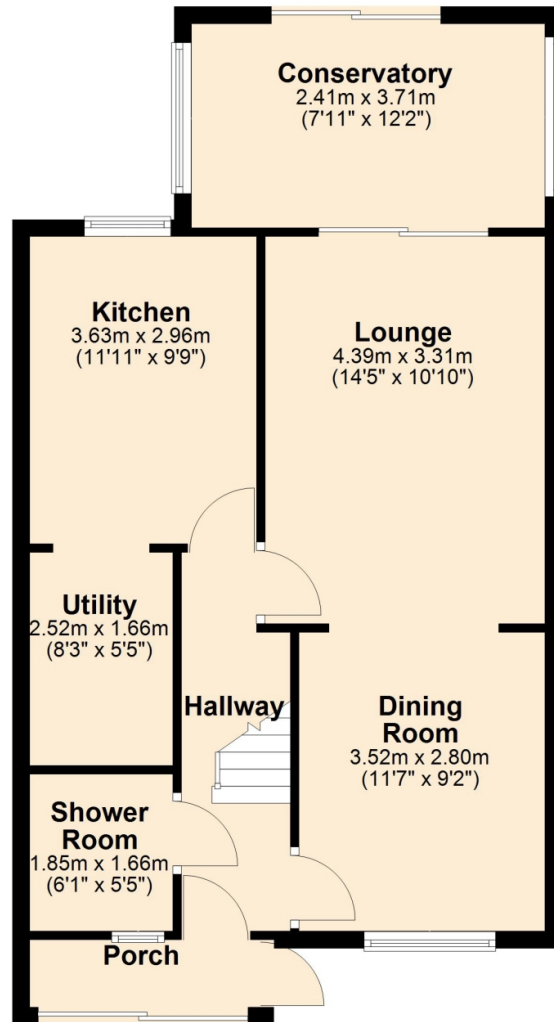
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or

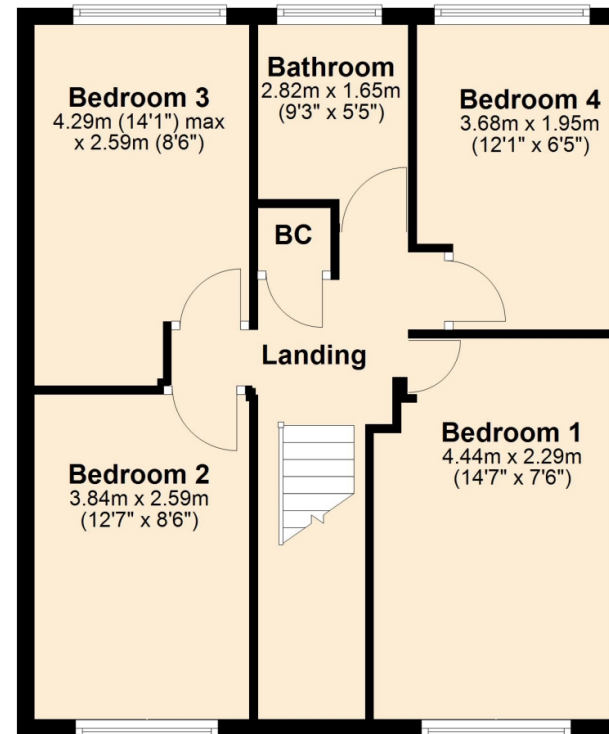
representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property 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.

Floorplan

Ground Floor



First Floor





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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