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# Admirals Way, Southbrook, NN11 4LR

£185,000 Terraced

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

Offered to the market is this immaculately kept, three bedroom terraced house, benefitting from a renovated modern kitchen, spacious accommodation and ample storage options throughout.

## Features & Utilities

- ✓ Three Bedroom House
- ✓ Terraced
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ Well Proportioned Throughout
- ✓ Renovated Kitchen
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing Throughout
- ✓ Close To Local Amenities
- ✓ Low Maintenance Rear Garden
- ✓ Downstairs WC

# Property Overview

Offered to the market is this immaculately kept, three bedroom terraced house, benefitting from a renovated modern kitchen, spacious accommodation and ample storage options throughout. Located on the edge of Southbrook development, a stones-throw from Borough Hill & close to the town centre and amenities. The accommodation comprises entrance hall, lounge, kitchen/dining room, inner hall and WC. To the first floor are three bedrooms and a family bathroom. The outside of the property offers low maintenance front and rear gardens. EPC Rating: TBC. Council Tax Band: A

## ENTRANCE

Entered via uPVC door into porch. Radiator. Storage cupboard. Access into kitchen/dining room.

## KITCHEN/DINING ROOM 5.66m x 2.97m (18'7" x 9'9")

Dual aspect uPVC double glazed windows to front and rear elevation. Stainless sink and drainer with stainless steel mixer tap. Roll top work surface. Tiling to splash areas. Space for white goods. Range cooker with hob and extractor hood. A range of base and wall units. Vinyl flooring. Access to Inner hallway. Space for dining table.

## LOBBY

Access to WC. Under-stairs storage and access to lounge.

## WC

Suite comprising low level WC and wall mounted wash hand basin. Splash back tiling.

## LOUNGE 5.69m x 3.27m (18'8" x 10'9")

Dual aspect uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors to rear elevation. Radiator.

## FIRST FLOOR LANDING

Access to loft, three bedrooms and bathroom. Two storage cupboards, one housing the boiler. Boiler installed in 2024.

## BEDROOM ONE 3.96m x 2.97m (12'12" x 9'9")

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM TWO 2.91m x 3.30m (9'7" x 10'10")**

uPVC double glazed window to front elevation. Radiator. Over stairs storage.

### **BEDROOM THREE 2.69m x 2.41m (8'10" x 7'11")**

uPVC double glazed window to rear elevation. Radiator. Storage cupboard

### **BATHROOM**

Obscure uPVC double glazed window to rear elevation. Full height tiling. Suite comprising pedestal sink, 'P' shaped bath with shower over and low level WC. Chrome heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

Low maintenance. Gravel filled beds and paved pathway leading to entrance.

#### **REAR GARDEN**

Low maintenance concrete area, enclosed by wooden fencing. Small artificial lawn area with single gate to rear. Access to outbuilding.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A



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 – On 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

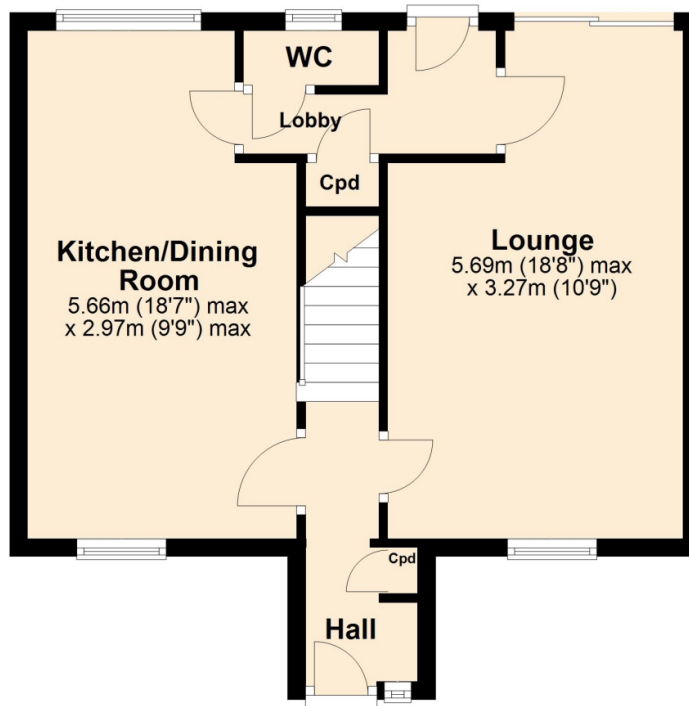
### AGENTS NOTES

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

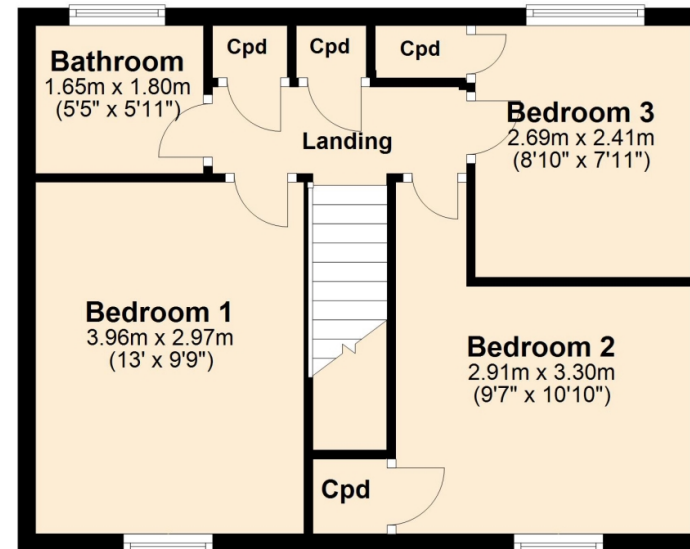
## Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 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.

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