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# Arbour View Court, Thorplands, NN3 8AR

£200,000 Terraced

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Investment Purchase – Tenants in Situ paying ?1,200 PCM

## Features & Utilities

- ✓ Investment Opportunity
- ✓ Tenants in Situ - £1,200 PCM
- ✓ No Chain
- ✓ Radiator Heating
- ✓ Lounge/Dining Room
- ✓ Downstairs WC
- ✓ Close To Local Amenities
- ✓ Well Presented



# Property Overview

Investment Purchase – Tenants in Situ paying £1,200 PCM – Jackson Grundy are pleased to be the chosen agent to bring to the market a well presented three bedroom mid terrace home. The accommodation comprises entrance hall, WC, kitchen, lounge, dining room, three bedrooms and a family bathroom. The rear has an enclosed garden with patio area. The property would make an excellent family home and is offered to the market with no onward chain. Please call to arrange an internal inspection. EPC Rating: C. Council Tax Band: A

## HALL

uPVC double glazed entrance door. Radiator. Staircase rising first floor landing. Storage cupboard.

## WC

Frosted uPVC double glazed window to front elevation. Low level WC. Wash hand basin. Tiled floor to ceiling. Electric fusebox

## LOUNGE 3.76m x 3.45m (12'4" x 11'3")

uPVC double glazed window to rear elevation. Radiator.

## DINING ROOM 2.57m x 3.45m (8'5" x 11'3")

uPVC windows and door to rear elevation. Opening to lounge. Radiator.

## KITCHEN 2.01m x 2.95m (6'7" x 9'8")

uPVC double glazed window to front elevation. A range of wall and base level units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Five ring gas hob, oven and extractor fan over. Tiled floor. Space for white goods.

## FIRST FLOOR LANDING

Storage cupboard. Access to loft space. Doors to:

## BEDROOM ONE 3.15m x 3.48m (10'4" x 11'5")

uPVC double glazed window to rear elevation. Radiator. Cupboard space.

### **BEDROOM TWO 3.28m x 3.45m (10'9" x 11'3")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.74m x 2.95m (8'11" x 9'8")**

uPVC double glazed window to front elevation. Radiator. Cupboard space.

### **BATHROOM**

Frosted uPVC double glazed window to front. Three piece suite comprising low level WC, pedestal sink and panelled bath with shower over. Tiling to splash backs.

### **OUTSIDE**

#### **FRONT GARDEN**

Path to front door. Storage.

#### **REAR GARDEN**

Patio area to rear. Gated access.

### **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 – C



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  
Rights and Easements – Ask Agent

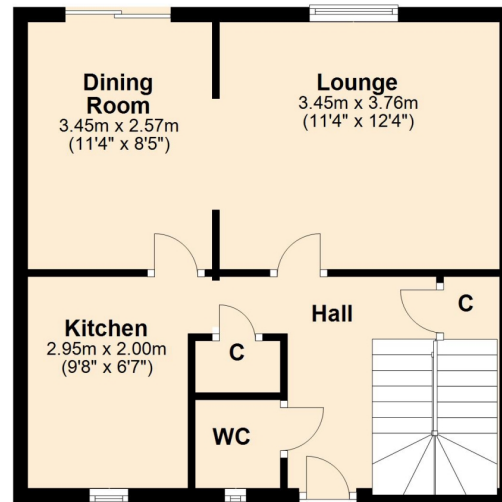
### AGENTS NOTES

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

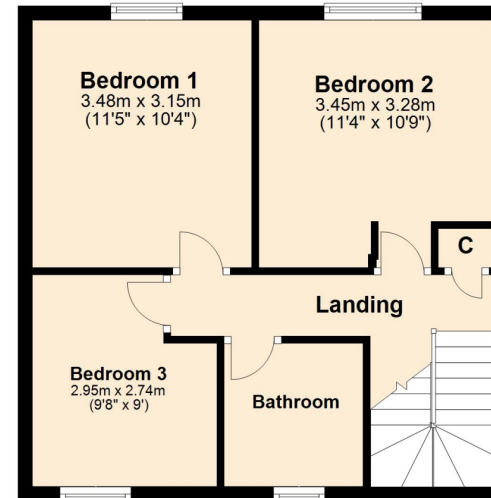
## Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 83.5 sq. metres (899.2 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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