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Beaumont Drive, Cherry Lodge, NN3 8PE

£240,000 Semi-Detached

3 1 2



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
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Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to bring to the market a well presented three bedroom semi detached property situated in the ever popular Cherry Lodge development.

Features & Utilities

- ✓ Great Family Home
- ✓ Parking For Two Vehicles
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Good Road Links
- ✓ Early Viewing Recommended



Property Overview

Jackson Grundy are delighted to bring to the market a well presented three bedroom semi detached property situated in the ever popular Cherry Lodge development. The property comprises entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. The rear has a landscaped garden with patio areas. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B.

ENTRANCE PORCH

Two double glazed windows to side elevation. Double glazed front door.

ENTRANCE HALL

Radiator. Stairs leading to landing.

KITCHEN 3.31m x 2.26m (10'10" x 7'5")

Double glazed window to rear and side elevation. Double glazed rear door. Tiled splashbacks. Base and wall mounted units. One and a half bowl sink with mixer tap. Electric oven and hob. Space for washing machine and fridge freezer.

DINING ROOM 3.31m x 2.45m (10'10" x 8'0")

Double glazed window to rear elevation. Double glazed door to rear elevation. Radiator.

LOUNGE 3.70m x 4.00m (12'2" x 13'1")

Double glazed window to front elevation. Radiator. Under stairs storage cupboard. Television socket. Electric fire.

FIRST FLOOR LANDING

Double glazed window to side elevation. Loft hatch.

BATHROOM

Double glazed window to rear elevation. Heated towel rail. Wash hand basin. WC. Bath with shower over and mixer taps. Glass shower screen. Half tiled.

BEDROOM ONE 4.09m x 2.70m (13'5" x 8'10")

Double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 2.76m x 2.75m (9'1" x 9'0")

Double glazed window to rear elevation. Radiator. Storage cupboard.

BEDROOM THREE 3.11m x 1.99m (10'2" x 6'6")

Double glazed window to front elevation. Radiator. Storage cupboard.

OUTSIDE

FRONT GARDEN

Block paved parking for two cars.

REAR GARDEN

Fenced boundary. Artificial grass. Paved seating area.

DRAFT DETAILS

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

AGENTS NOTE

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.

MATERIAL INFORMATION

Type – Semi Detached
Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
EPC Rating – Ask Agent
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 – Off-street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

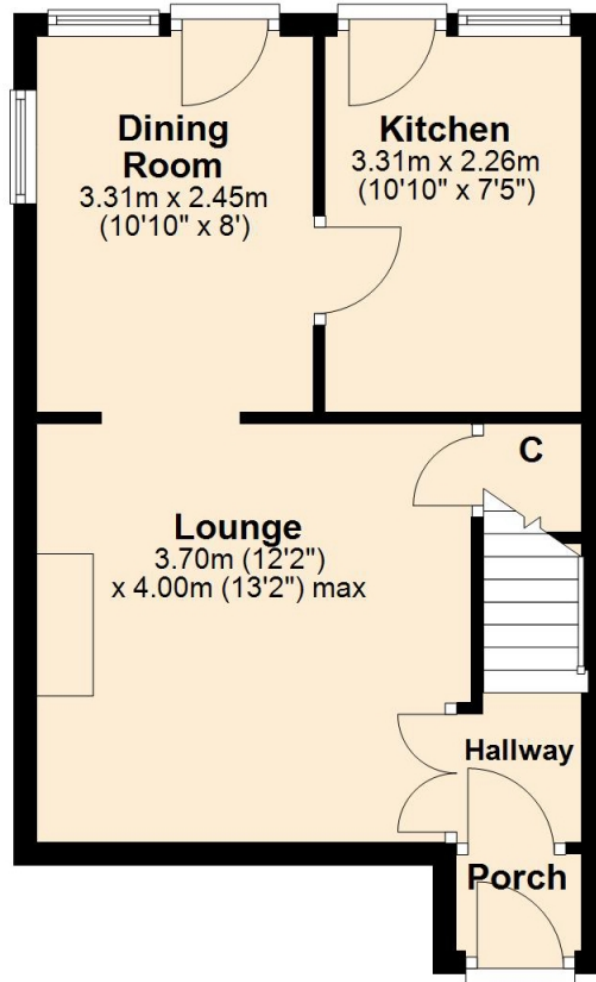
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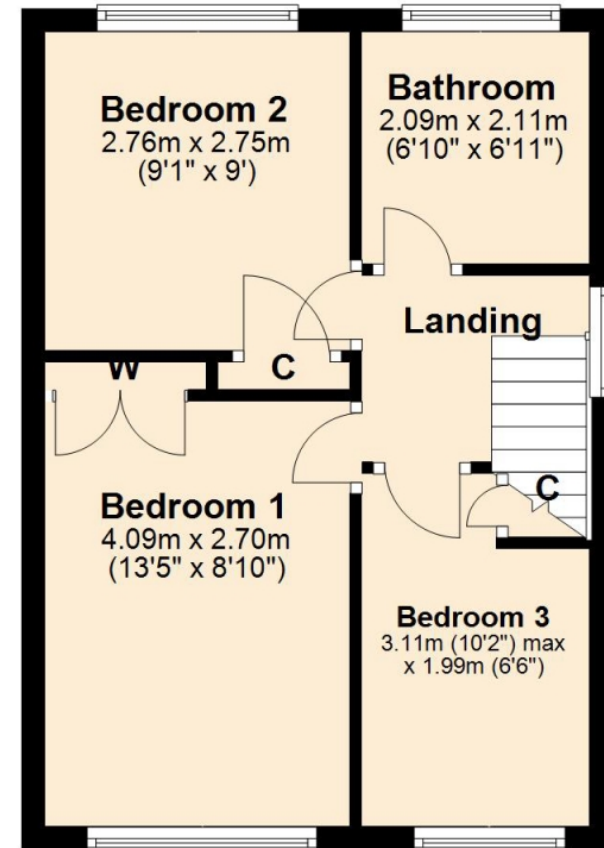
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Floorplan

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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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