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Bern Links, Briar Hill, NN48SS

£210,000 Terraced



Department: Sales

Tenure: Freehold





Property Summary

SPACIOUS FAMILY HOUSE Situated on a popular residential development on the south side of town, this well presented terraced home offers convenient access to local schools, amenities, riverside walks and excellent transport links including the ring road and M1.

Features & Utilities

- ✓ Be Quick to View
- ✓ Three Good Sized Bedrooms
- ✓ Double Glazing
- ✓ Gas Radiator Heating
- ✓ Low Maintenance Garden
- ✓ Detached Single Garage to the Rear
- ✓ Parking Directly in Front of the Garage
- ✓ No Onward Chain
- ✓ Highly Recommended

Property Overview

The accommodation comprises entrance porch leading into a welcoming hallway with panelled flooring, radiator and useful understairs storage. There is a downstairs WC fitted with a low level WC and pedestal wash hand basin. The kitchen overlooks the rear garden and offers a range of wall and base units with work surfaces, built in oven and gas hob with extractor over, space for appliances, stainless steel sink with mixer tap and gas combination boiler. A partly glazed door leads through to the spacious lounge/dining room featuring dual aspect uPVC double glazed windows to the front and rear, panelled flooring and radiator.

To the first floor, the landing provides access to three bedrooms and a fully tiled family bathroom fitted with a panel bath with shower over, separate shower, low level WC, pedestal wash basin and towel radiator.

The property benefits throughout from uPVC double glazing and gas central heating.

Outside, to the front there is a lawned garden with a pathway leading to the entrance door, while the enclosed rear garden has been designed for low maintenance with artificial grass and block paving, complemented by a brick built shed and a single garage with parking available to the front providing practical off road parking and additional storage.

EPC Rating:C. Council Tax Band: B

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM/WC

LOUNGE/DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT & REAR GARDENS

GARAGE

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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 – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Garage, Single 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

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan





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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