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# Brookland Road, Phippsville, NN1 4SL

£290,000 End of Terrace

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

A three bedroom end of terrace family home in the well regarded area of Phippsville.

## Features & Utilities

- ✓ End Of Terrace
- ✓ Three Bedrooms
- ✓ Front & Rear Gardens
- ✓ Garage
- ✓ Refitted Kitchen & Wet Room
- ✓ No Upper Chain



# Property Overview

A three bedroom end of terrace family home in the well regarded area of Phippsville. The home is offered in good condition with some of the highlights including a refitted kitchen and wet room, a cellar and lean-to, and a garage for off road parking to the rear. In brief the home comprises generous hallway, family room, lounge/dining room, kitchen and lean-to to the ground floor, with three bedrooms including two generous doubles and a wet room to the first floor. Further space is available to the cellar, with well maintained front and rear gardens. The home is available with no upper chain and we highly recommend calling to view at the earliest opportunity to avoid disappointment for this unique property. EPC Rating: D. Council Tax Band C.

## **ENTRANCE HALL 2.64m x 2.87m (8'8 x 9'5)**

Entrance via double glazed door with double glazed windows either side. Radiator. Stairs rising to first floor landing with mid level uPVC double glazed window to side elevation. Door to cellar. Doors to:

## **FAMILY ROOM 3.96m into bay x 3.84m (13'0 into bay x 12'7)**

uPVC double glazed bay window to front elevation. uPVC double glazed window to side elevation. Radiator. Fireplace with marble surround, hearth and mantle.

## **LOUNGE / DINING ROOM 4.85m x 3.58m (15'11 x 11'9)**

uPVC double glazed doors to rear elevation. Radiator. Gas fireplace with brick surround.

## **KITCHEN 2.51m x 3.00m (8'3 x 9'10)**

uPVC double window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Pull out pantry cupboard. Integrated appliances to include fridge and washing machine. Four ring gas hob, double oven and extractor hood. Stainless steel sink and drainer unit. uPVC double glazed door to lean to.

## **LEAN-TO 3.61m x 1.70m (11'10 x 5'7)**

uPVC double glazed door to front elevation. uPVC double glazed door and window to rear garden. Timber door to side elevation.

## **FIRST FLOOR LANDING**

Access to loft. Doors to:

**BEDROOM ONE 4.09m into bay x 3.84m (13'5 into bay x 12'7)**

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobes.

**BEDROOM TWO 3.12m x 3.73m (10'3 x 12'3)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

**BEDROOM THREE 2.39m x 2.03m (7'10 x 6'8)**

uPVC double glazed window to front elevation. Radiator. Cupboard housing gas boiler.

**WET ROOM 1.65m x 2.97m (5'5 x 9'9)**

uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and wall mounted electric shower. Cupboard over stairs.

**OUTSIDE**

**FRONT GARDEN**

Paved front garden with pebbled borders, brick built arch to lean-to. Enclosed by mid level brick wall and gated access.

**REAR GARDEN**

Largely lawned rear garden with concrete patio and paved path to garage and rear. Gravelled borders. Enclosed by brick walls and some timber panelled fencing.

**GARAGE**

Up and over door. Power and light connected. Windows to garden.

**MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

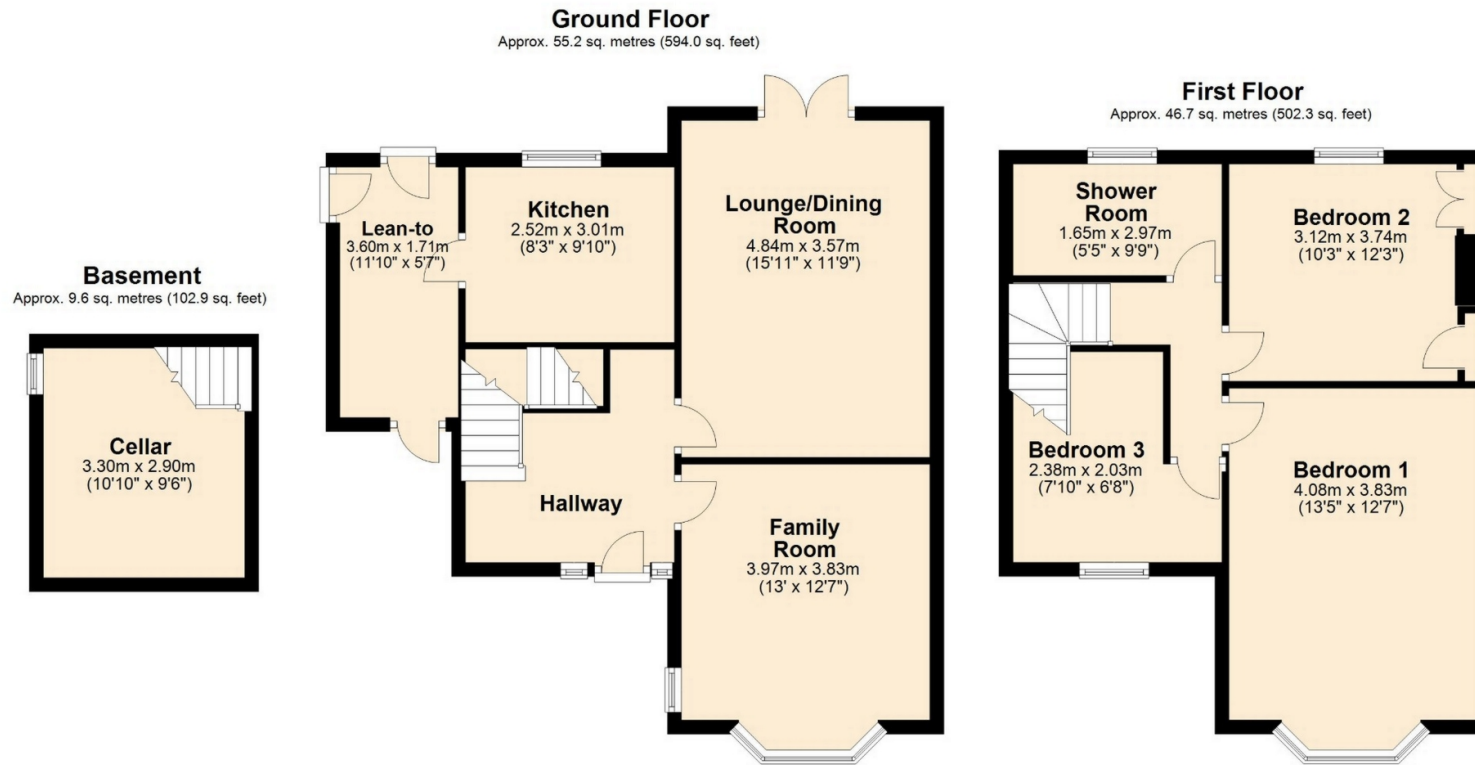
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

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.



# Floorplan



Total area: approx. 111.4 sq. metres (1199.2 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.

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