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Broomhill Crescent, Southfields, NN3 5BH

£260,000 End of Terrace

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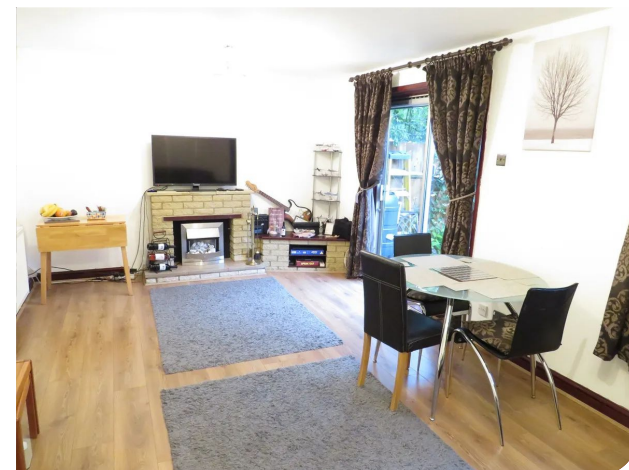
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Department: Sales

Tenure: Freehold



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Property Summary

Offered to the market is this immaculate and spacious end of terrace property, located in the popular area of Southfields.

Features & Utilities

- ✓ Three Storey End Of Terrace
- ✓ Four Bedrooms
- ✓ En-Suite To Bedroom One
- ✓ Driveway & Off Road Parking
- ✓ Gas Radiator Heating
- ✓ Outbuilding To Rear
- ✓ Downstairs WC

Property Overview

Offered to the market is this immaculate and spacious end of terrace property, located in the popular area of Southfields. The accommodation comprises hall, WC, lounge/dining room and kitchen. To the first floor are three bedrooms and a bathroom and to the second floor is the main bedroom with en-suite. Outside there is off road parking to the front and a private rear garden with a summerhouse. Early viewing is highly advised. EPC Rating: C. Council Tax Band: A

HALL

Double glazed entrance door. Radiator. Staircase rising to first floor landing. Two under-stairs cupboards.

WC

Double glazed window to front elevation. Suite comprising wash hand basin and low level WC. Tiling to splash back areas.

KITCHEN 2.97m x 3.08m (9'9" x 10'1")

Double glazed window to front elevation. Radiator. A range of wall and base units with work surfaces over. Stainless steel sink unit. Space for cooker with extractor hood over. Plumbing and space for washing machine. Fridge/freezer/ Central heating boiler.

LOUNGE/DINING ROOM 3.49m x 5.96m (11'5" x 19'7")

Double glazed window to rear elevation. Double glazed patio doors. Electric fireplace. Three radiators. Television point.

FIRST FLOOR LANDING

Staircase rising to second floor. Doors to:

BEDROOM TWO 3.60m x 3.09m (11'10" x 10'2")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.47m x 2.89m (11'5" x 9'6")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.20m x 2.04m (10'6" x 6'8")

Double glazed window to front elevation. Radiator.

BATHROOM

Double glazed window to front elevation. Towel rail. Suite comprising bath with shower over, vanity wash hand basin and low level WC. Fully tiled. Extractor.

SECOND FLOOR

BEDROOM ONE 4.02m x 5.96m (13'2" x 19'7")

Double glazed window to front elevation. Three radiators. Built in wardrobes. Sloped ceiling.

EN-SUITE

Double glazed window to front elevation. Radiator. Suite comprising shower cubicle with rainfall shower, wash hand basin and low level WC. Partly tiled. Extractor.

OUTSIDE

FRONT GARDEN

Lawn area to the side. Driveway for two cars.

REAR GARDEN

Mainly laid to lawn. Patio seating areas. Pathway to the summerhouse. Gated side access. Enclosed by timber fencing.

SUMMERHOUSE/OUTBUILDING 2.43m x 5.64m (7'12" x 18'6")

Two double glazed windows to front elevation. Double glazed patio doors. Two skylights. Wall lights.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – 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

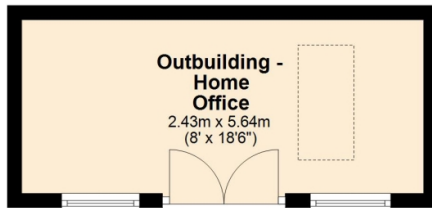
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

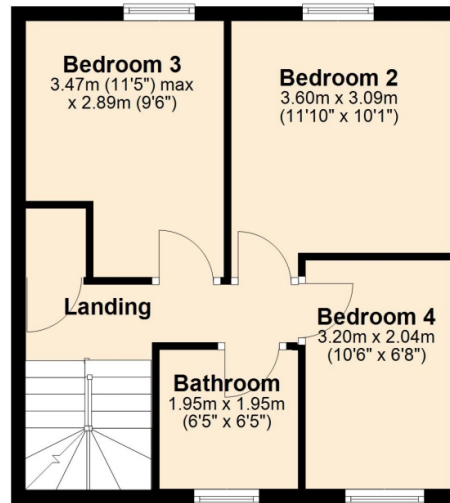
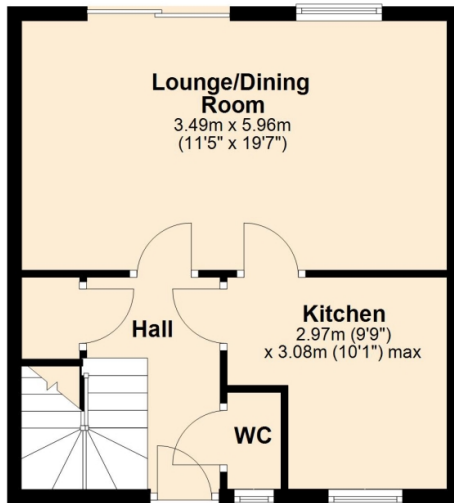
Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



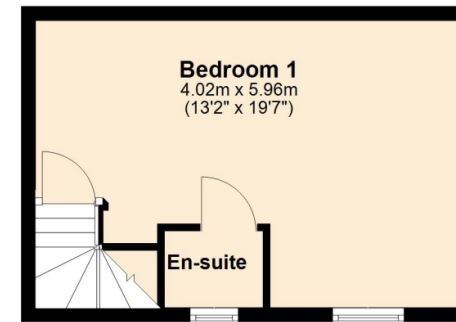
First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.3 sq. feet)



Total area: approx. 116.0 sq. metres (1249.0 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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