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# Cecil Road, Queens Park, NN2 6PG

£240,000 Terraced

2 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

NO CHAIN – A well presented two-bedroom terraced property situated on the popular location of Cecil Road, within walking distance to local amenities and schools.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Two Bedrooms
- ✓ Utility Room
- ✓ Terrace
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Cellar
- ✓ Rear Garden
- ✓ Double Glazed Windows
- ✓ Open Plan Lounge/Diner

# Property Overview

NO CHAIN – A well presented two-bedroom terraced property situated on the popular location of Cecil Road, within walking distance to local amenities and schools. The ground floor accommodation comprises entrance hall, lounge/dining room, kitchen and utility. To the first floor there are two double bedrooms and a family bathroom. To the rear is a generous sized garden, mainly laid to lawn, to include well established plants and shrubs, shed, summerhouse and patio area. There is on street parking to the front of the property. Please call 01604 722197 to arrange a viewing. Offered with NO ONWARD CHAIN. EPC Rating: TBC. Council Tax Band: B

## HALL

uPVC entrance door. Radiator. Staircase rising to first floor landing. Door to:

## LOUNGE/DINING ROOM 6.79m x 3.75m (22'3" x 12'3")

uPVC double glazed bay window to front elevation. uPVC double glazed window to rear elevation. Two radiators. Electric fire. Built in cabinet. Door to:

## KITCHEN 3.49m x 2.36m (11'5" x 7'8")

uPVC double glazed window to side elevation. Wall and base units. Gas hob, electric oven and extractor. Stainless steel sink and drainer. Tiling to splash back areas. Door to:

## CELLAR 3.16m x 4.62m (10'4" x 15'1")

Entry through the kitchen. uPVC double glazed window to front elevation. Gas and electric meters. Fuse board.

## UTILITY ROOM 1.40m x 2.39m (4'7" x 7'10")

uPVC double glazed window to side elevation. uPVC door to rear elevation. Space for washing machine. Work surfaces. Tiling to splash back areas.

## FIRST FLOOR LANDING

Built in cupboard. Airing cupboard. Doors to:

## BEDROOM ONE 3.15m x 4.62m (10'4" x 15'1")

Two uPVC double glazed windows to front elevation. Radiator.

### **BEDROOM TWO 3.48m x 2.95m (11'5" x 9'8")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

uPVC double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Wood effect vinyl flooring. Tiling to splash back areas.

### **OUTSIDE**

### **REAR GARDEN**

Gravelled to side. Patio from back door with steps up to lawn. Mainly laid to lawn. Summerhouse. Sheds.

### **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 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 – Central 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

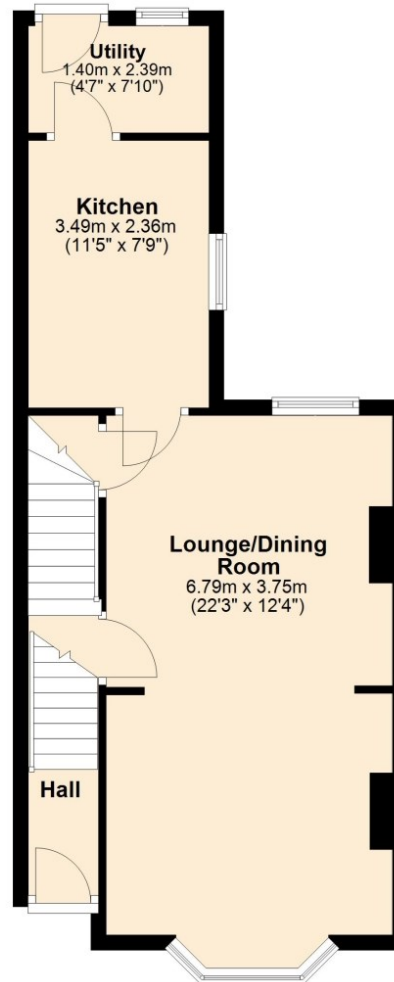
### AGENTS NOTES

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

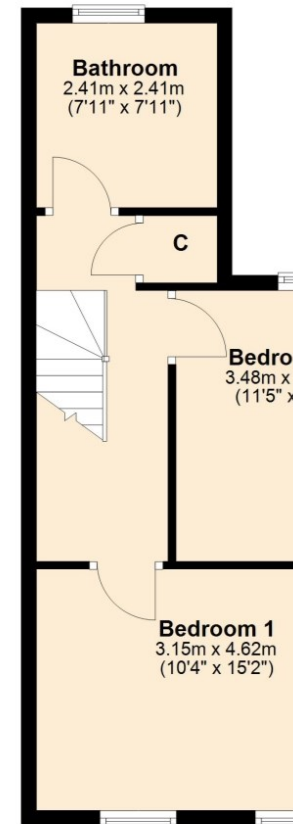
## Ground Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



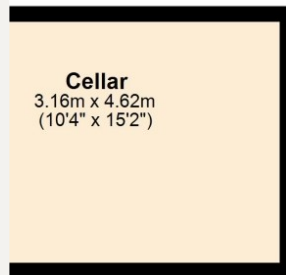
## First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



## Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.0 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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