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# Clipston Way, Duston, NN5 6TP

£220,000 Bungalow

2 1 1



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are pleased to welcome to the market this rarely available two bedroom semi detached bungalow with single garage.

## Features & Utilities

- ✓ Semi Detached Bungalow
- ✓ Garage At Rear
- ✓ Low Maintenance Rear Garden
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Re-Fitted Shower Room
- ✓ No Chain
- ✓ Two Bedrooms

# Property Overview

Jackson Grundy are pleased to welcome to the market this rarely available two bedroom semi detached bungalow with single garage. The accommodation comprises hallway, refitted shower room, lounge, two double bedrooms and kitchen. Further benefits include double glazing, gas central heating and the property is offered with no onward chain. EPC Rating: C. Council Tax Band: B

## PORCH

Obscure glazed entrance door.

## HALL

Radiator. Access to loft space. Wood effect flooring. Cupboard housing Worcester Bosch combination boiler. Doors to:

## SHOWER ROOM

Obscure uPVC double glazed window to side elevation. Suite comprising hand wash basin with mixer tap in vanity unit, WC and corner shower cubicle. Tiling to splash back areas. Extractor. Heated towel rail. Tiled floor.

## LOUNGE 4.42m x 3.28m (14'6" x 10'9")

uPVC double glazed window to front elevation. Radiator. Gas fireplace and chimney breast.

## KITCHEN 3.33m x 2.64m (10'11" x 8'8")

Double glazed window and door to side elevation. Wall and base units. Composite sink with mixer tap. Space for appliances. Tiled floor. Tiling to splash back areas.

## BEDROOM ONE 3.82m x 3.26m (12'6" x 10'8")

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.91m x 3.63m (9'7" x 11'11")

uPVC double glazed French doors to rear elevation. Radiator.

## OUTSIDE

### FRONT GARDEN

Low level brick wall. Artificial lawn. Path to front door.

### REAR GARDEN

Enclosed by panelled fencing. Laid to patio. Borders for planting to side and centre. Shed space. Garage at rear. Gates to front and rear. Outside tap.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Bungalow

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 – Gas Central Heating

Parking – Parking, 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

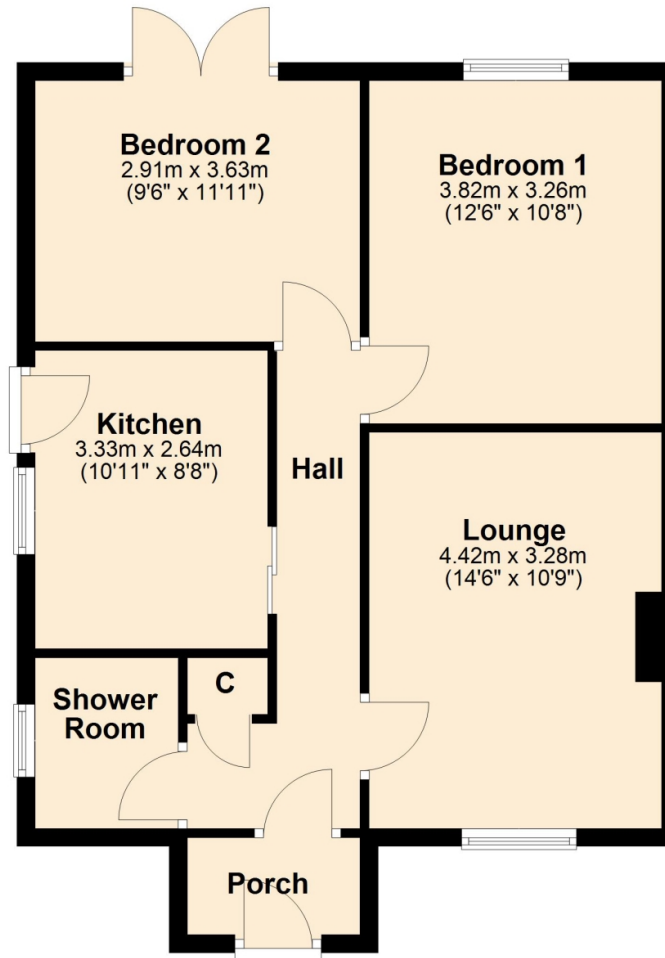
### AGENTS NOTES

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. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.1 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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