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Cottingham Drive, Moulton, NN3 7LD

£290,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
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Property Summary

Jackson Grundy are delighted to be the chosen agent to bring to the market a beautifully presented three bedroom semi-detached family home situated in the ever popular village of Moulton.

Features & Utilities

- ✓ Well Presented
- ✓ Converted Garage
- ✓ Kitchen/Diner
- ✓ Village Location
- ✓ Off Road Parking
- ✓ Early Viewings Recommended



Property Overview

Jackson Grundy are delighted to be the chosen agent to bring to the market a beautifully presented three bedroom semi-detached family home situated in the ever popular village of Moulton. The property has a large kitchen/diner after converting the garage and also has a lounge/diner, a newly replaced combination boiler, as well as three well proportioned bedrooms and a large four piece bathroom suite. The rear has an enclosed wrap around garden and the front has off road parking. Early viewings are highly recommended. Please call to arrange an internal inspection. EPC Rating: C. Council Tax Band: C.

ENTRANCE

uPVC double glazed door to front elevation. Radiator. Doors to rooms. Wooden floor. Coving.

KITCHEN/DINING ROOM 8.66m x 2.27m (28'5" x 7'5")

uPVC double glazed window to front elevation. Radiator. Wall mounted and base units with roll top work surface. Stainless steel bowl and drainer with mixer tap. Four ring gas hob. Extractor fan over. Electric oven. Built in fridge, freezer, dishwasher. Space for white goods. A newly replaced combination boiler. Wooden floor. Understairs storage cupboard.

DINING ROOM 2.36m x 2.95m (7'9" x 9'8")

Sliding uPVC double doors to rear. Radiator.

LOUNGE 4.10m x 3.20m (13'5" x 10'6")

uPVC double glazed box bay window to front elevation. Radiator.

LANDING

Doors to rooms. Loft hatch with drop down ladder.

BEDROOM ONE 3.66m x 2.78m (12'0" x 9'1")

Newly replaced uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.20m x 3.35m (10'6" x 10'12")

Newly replaced uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.35m x 2.33m (7'9 x 7'8)

Newly replaced uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.55m x 2.69m (8'4" x 8'10")

Opaque uPVC double glazed window to rear elevation. Low level WC. Pedestal sink with mixer tap. Panel bath. Shower with glass screen. Radiator. Tiled splashbacks. Extractor fan.

OUTSIDE

FRONT

Off road parking. Laid to lawn Shrub and flower borders.

REAR

Patio and decked area. Laid to lawn. Path to shed. Shrub and flower bed borders.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

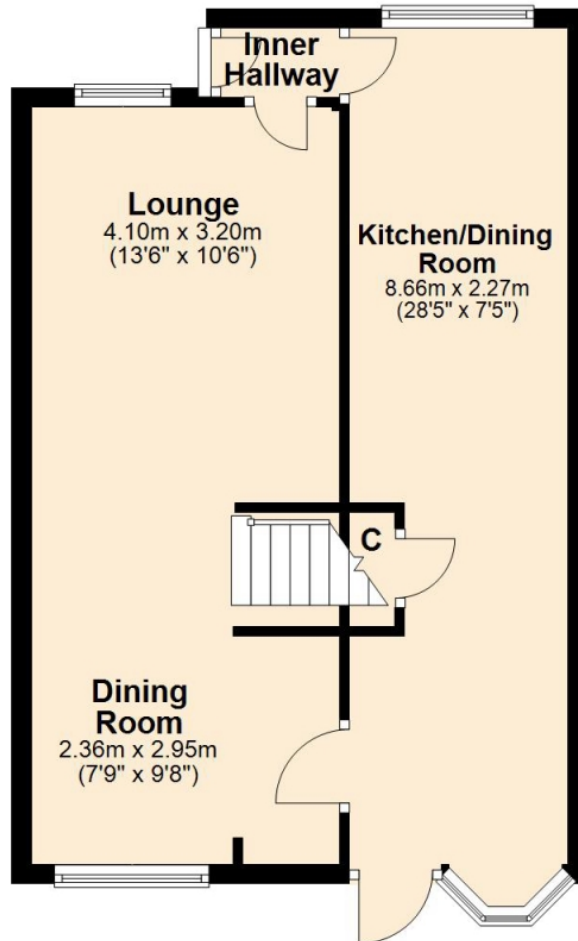
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal 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

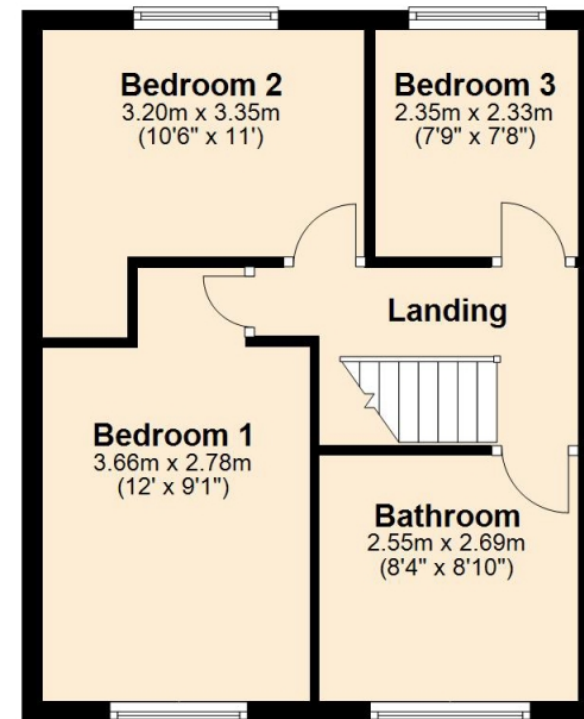
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



First Floor



Total area: approx. 85.6 sq. metres (921.9 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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