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Crawford Avenue, Duston, NN5 5PA

£260,000 - Offers in Excess of Bungalow

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold

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Property Summary

Jackson Grundy are pleased to welcome to the market this new refurbished two bedroom semi-detached bungalow in this popular cul-de-sac location.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Refitted Kitchen
- ✓ Off Road Parking
- ✓ Refitted Shower Room
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Cul-De-Sac Location



Property Overview

Jackson Grundy are pleased to welcome to the market this new refurbished two bedroom semi-detached bungalow in this popular cul-de-sac location. The accommodation comprises side entrance, entrance hall, bay fronted lounge, two bedrooms, refitted kitchen, conservatory and refitted shower room. Further benefits include uPVC double glazing, gas central heating and off-road parking. EPC Rating: C. Council Tax Band: B

HALL

Composite glazed entrance door. Fitted mat. Newly carpeted. Radiator. Loft access. Doors to:

LOUNGE 4.27m x 3.31m (14' x 10'10")

uPVC bay window to front elevation. Wall mounted upright radiator. Chimney breast. Newly carpeted. Fuse board in cupboard.

KITCHEN 2.69m x 2.50m (8'9" x 8'2")

Glazed window and door to conservatory. Wall and base units. Integral fridge/freezer and dishwasher. Oval stainless steel sink with mixer tap. Induction hob with stainless steel splash backs and extractor over. Upright wall mounted radiator. Tiled floor. Integral oven.

CONSERVATORY 2.25m x 3.59m (7'4" x 11'9")

uPVC glazed window to rear elevation. Door to utility cupboard.

UTILITY CUPBOARD

Wall mounted boiler. Plumbing for washing machine.

SHOWER ROOM

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

BEDROOM ONE 3.49m x 2.82m (11'5" x 9'3")

New uPVC double glazed window to front elevation. Radiator. Newly carpeted.

BEDROOM TWO 3.67m x 2.53m (12' x 8'3")

uPVC glazed window to rear elevation. Radiator. Newly carpeted.

OUTSIDE

FRONT GARDEN

Block paved parking to front. Side access.

REAR GARDEN

Enclosed rear garden with panelled fence. Side access. Patio. Shed and greenhouse to rear. Pathway with grass either side

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 – Private

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 – Off-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

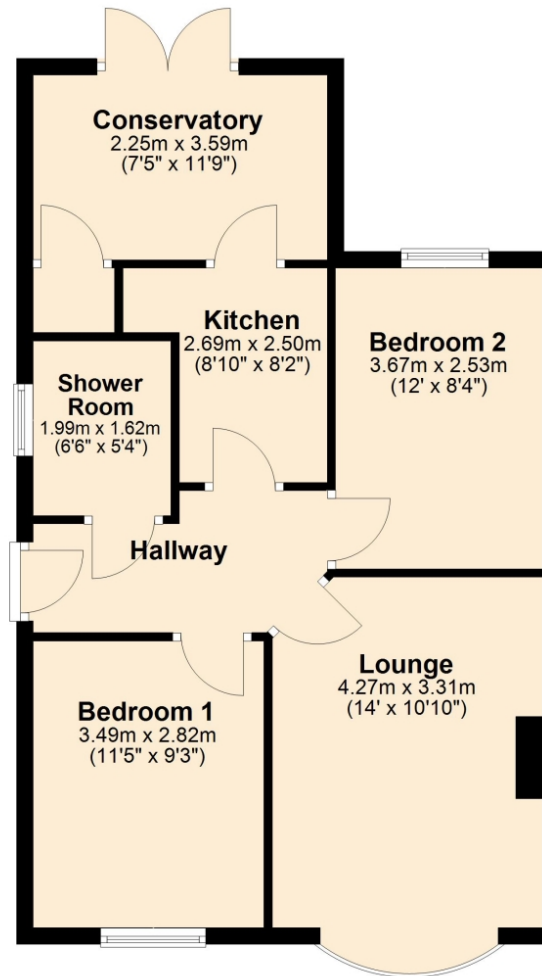
AGENTS NOTES

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. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 58.8 sq. metres (632.4 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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