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Duck Lane, Harpole, NN74BU

£220,000 Cottage

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 delighted to welcome to the market this rarely available two bedroom cottage.

Features & Utilities

- ✓ Stone Cottage
- ✓ Desirable Village Location
- ✓ Parking To Front
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Small Outside Space

Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom end of terrace stone cottage in this desirable location within Harpole. The accommodation comprises entrance porch, lounge, inner hallway, WC, kitchen with pantry and rear access. Upstairs there are two bedrooms and a shower room. Further benefits include small outside space, parking to front, double glazing and gas central heating. The property is also offered with no onward chain. EPC Rating: TBC. Council Tax Band: B

PORCH

Wooden glazed entrance door. Fitted mat. Wooden glazed door to lounge.

LOUNGE 4.25m x 3.64m (13'11" x 11'11")

uPVC double glazed window to front elevation. Radiator. Chimney breast. Wooden glazed door to inner hallway.

INNER HALLWAY

Tile effect flooring. Staircase to first floor landing. Radiator. Doors to:

WC

Obscure uPVC double glazed window to side elevation. Elevated hand wash basin and WC. Heated towel rail. Tile effect flooring.

KITCHEN 3.10m x 2.13m (10'2" x 6'11")

uPVC double glazed window to side elevation. Wall and base units. Stainless steel sink with mixer tap. Space for appliances. Hob and oven. Splash back tiling. Radiator. Door to rear garden. Door to pantry. Glazed window in pantry.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Doors to:

BEDROOM ONE 4.64m x 3.66m (15'2" x 12')

uPVC double glazed window to front elevation. Radiator. Loft access. Storage cupboard housing combination boiler.

BEDROOM TWO 2.15m x 2.15m (7' x 7')

uPVC double glazed window to side elevation. Radiator.

SHOWER ROOM

Obscure uPVC double glazed window to side elevation. Suite comprising pedestal hand wash basin with mixer tap WC and shower cubicle with electric shower over. Extractor. Radiator.

OUTSIDE

FRONT GARDEN

Parking to front. Path to the front door.

REAR GARDEN

Outside area side gate to shared access for neighbour. Gate to wall enclosed brief seating area. Outbuilding. Path around property to front.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

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 – Gas Central Heating
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
Rights and Easements – Ask Agent

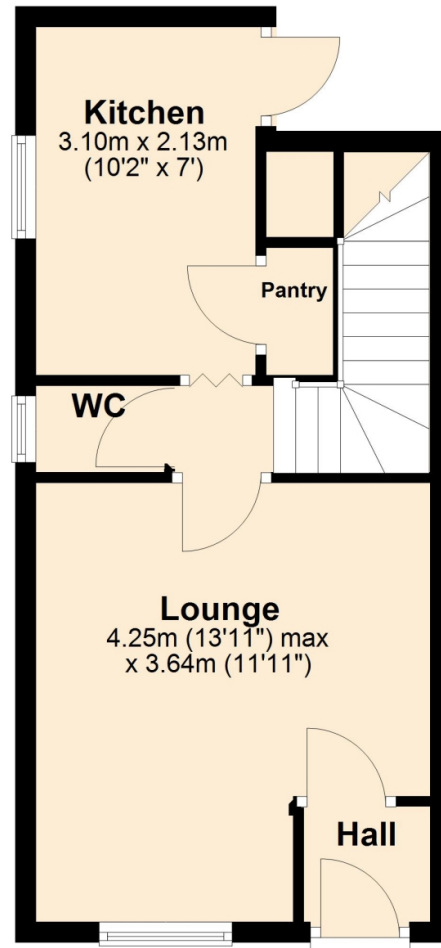
AGENTS NOTES

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

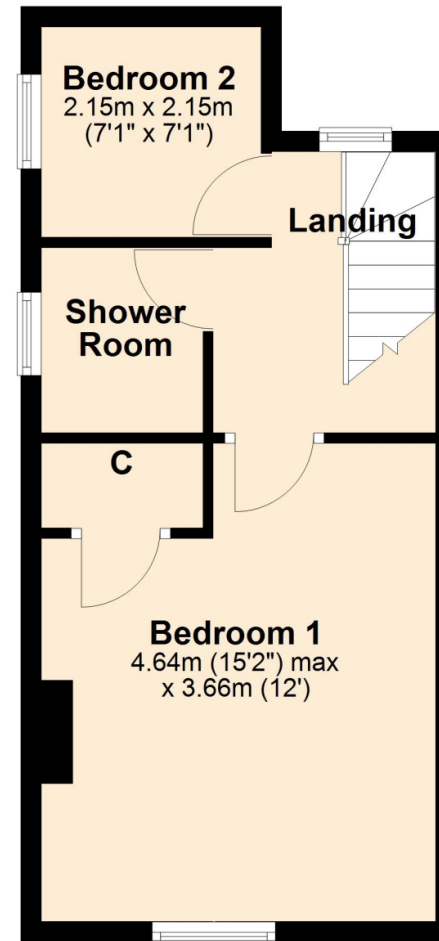
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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