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# Ellesmere Avenue, Duston, NN5 5NW

£230,000 Semi-Detached

2 1 2



**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 rarely available two bedroom semi-detached bungalow with a large corner plot and off road parking.

## Features & Utilities

- ✓ No Chain
- ✓ Extended Two Bedroom Semi-Detached
- ✓ Corner Plot
- ✓ Parking
- ✓ Gas Central Heating & Double Glazing
- ✓ Popular Location

# Property Overview

Jackson Grundy are pleased to welcome to the market this rarely available two bedroom semi-detached bungalow with a large corner plot and off road parking. Consisting of entrance hall, lounge, two bedrooms, bathroom and a kitchen/dining room. Further benefits include gas central heating, double glazing and the property is offered with no onward chain. EPC Rating: D. Council Tax Band: B.

## HALLWAY

KITCHEN 2.64m x 2.80m (8'8" x 9'2")

DINING ROOM 2.64m x 2.36m (8'8" x 7'9")

LOUNGE 2.69m x 3.68m (8'10" x 12'1")

BEDROOM ONE 2.69m x 4.07m (8'10" x 13'4")

BEDROOM TWO 2.24m x 2.75m (7'4" x 9')

## BATHROOM

## OUTSIDE

## FRONT

## REAR

## 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 B  
EPC Rating – D  
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, 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

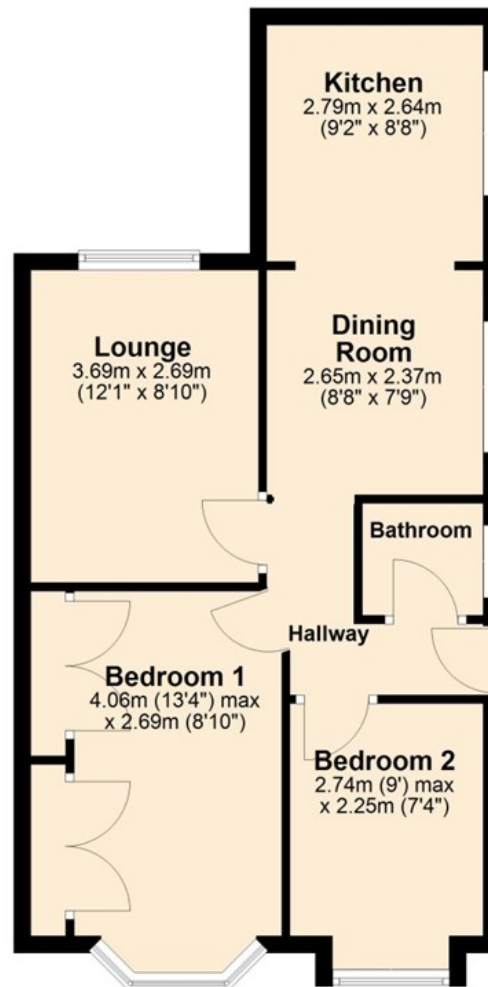
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were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

## Floor Plan

Approx. 49.7 sq. metres (534.5 sq. feet)



Total area: approx. 49.7 sq. metres (534.5 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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