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Fourth Avenue, Queensway, NN8 3NE

£250,000 Semi-Detached

3 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 bring to the market a well proportioned family home.

Features & Utilities

- ✓ Great Family Home
- ✓ Good Size Rear Garden
- ✓ Garage
- ✓ Conservatory
- ✓ Full of Potential
- ✓ Close to Local Amenities
- ✓ Early Viewings recommended
- ✓ No Chain



Property Overview

Jackson Grundy are pleased to bring to the market a well proportioned family home. Situated close to local amenities and offered to the market with no onward chain makes Fourth Avenue a must see. In brief the property comprises entrance, hallway, lounge, conservatory and kitchen. The first floor has three bedrooms and a separate bathroom and WC. To the rear of the property is a large garden and to the front has off road parking with carport leading to garage. Early viewing is highly recommended. Call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

Enter via composite and double glazed door. Radiator. Stairs to first floor. Storage understairs.

KITCHEN 2.97m x 3.66m (9'9" x 12'0")

uPVC double glazed window to rear elevation. Timber framed door with obscure glazing to side elevation. Radiator. Wall mounted and base units with work surface over. Service hatch. Stainless steel bowl and drainer. Space for white goods. Boiler

LOUNGE/DINING ROOM 6.12m x 4.00m (20'1" x 13'1")

uPVC double glazed bay window to front elevation. Radiator. Gas Fire. Timber framed door to conservatory.

CONSERVATORY 2.37m x 3.30m (7'9" x 10'10")

uPVC double glazed windows and French doors to rear elevation. Brick base.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Loft hatch.

WC

Opaque uPVC double glazed window to side elevation. Low level WC.

BATHROOM 1.65m x 2.04m (5'5" x 6'8")

Opaque uPVC double glazed to rear elevation. Radiator. Pedestal sink. Panel bath with mixer tap and shower over. Tiled splashbacks.

BEDROOM ONE 3.48m x 3.76m (11'5" x 12'4")

uPVC double glazed bay to front elevation. Radiator.

BEDROOM TWO 3.56m x 3.76m (11'8" x 12'4")

uPVC double glazed bay to rear elevation Radiator. Fitted Wardrobes.

BEDROOM THREE 2.88m x 1.98m (9'5" x 6'6")

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

OUTSIDE

FRONT

Driveway leading to garage. Path to front door. Carport. Lawn with shrub and flower borders.

GARAGE

Brick built with barn doors to front. Dual aspect uPVC double glazed windows to rear elevation. Power and lighting.

REAR

Patio area. Path to rear. Laid to lawn. Flower and fruit 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

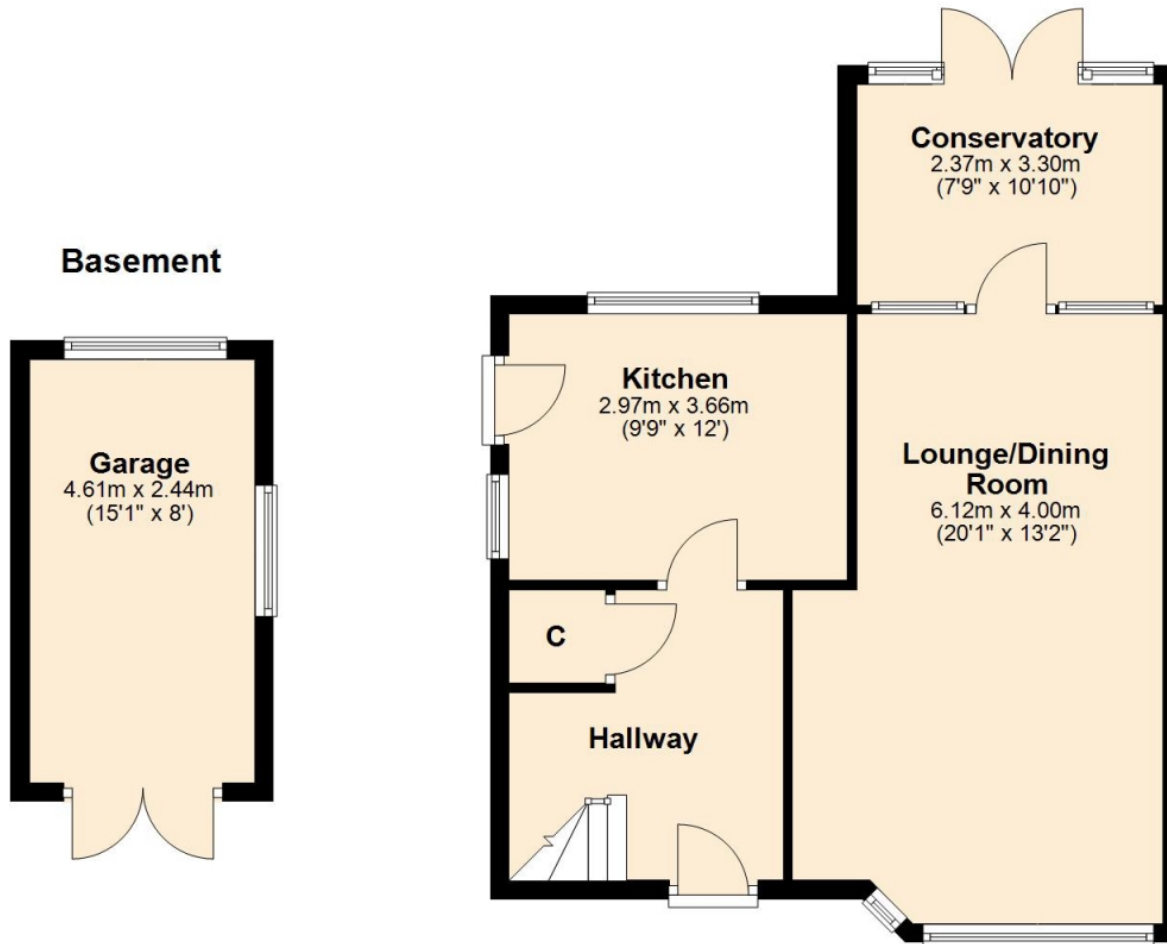
Council Tax – Band C
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

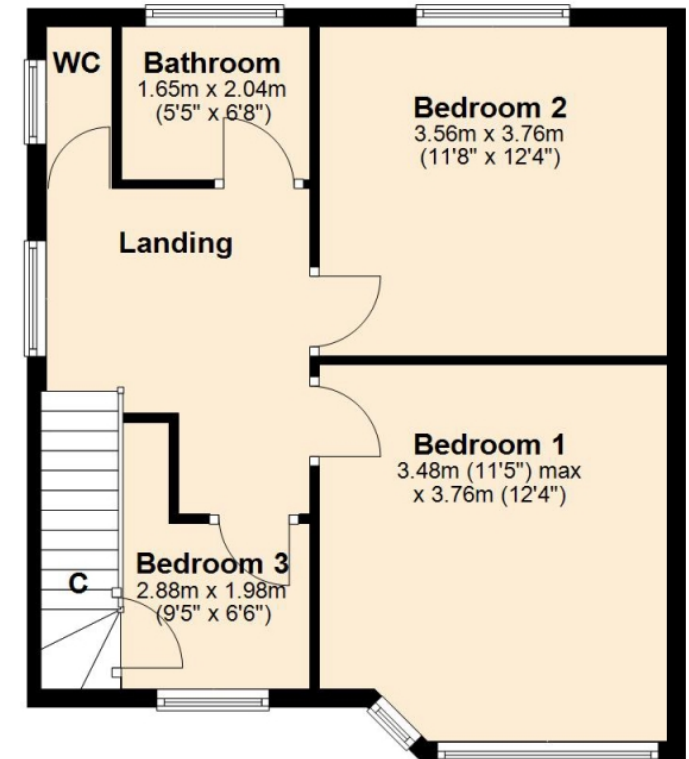
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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. 113.5 sq. metres (1222.0 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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