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## Harlestone Road, St James, NN5 7AB

£290,000 Terraced

3 1 1



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feefo

Department: Sales

Tenure: Freehold

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## Property Summary

Jackson Grundy are delighted to be the chosen agent to market this extended terraced property, benefitting from ample off road parking on a gated rear driveway.

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Off Road Parking Four Vehicles
- ✓ Extended
- ✓ Local School Catchment Area
- ✓ Versatile Accommodation
- ✓ Generous Size Rear Garden

# Property Overview

Jackson Grundy are delighted to be the chosen agent to market this extended terraced property, benefitting from ample off road parking on a gated rear driveway. The property has been adapted by the current owner to create a versatile living space and further benefits from gas central heating and double glazing. In brief, the accommodation comprises storm porch, leading into the lounge, an open plan kitchen/diner/family room with French doors to the rear garden and a utility cupboard. To the first floor, the extensive master bedroom benefits from a Juliet balcony, a further two double bedrooms and an extended family bathroom. Internal inspection is highly advised to appreciate the uniqueness and charm this home has to offer. EPC Rating: TBC. Council Tax Band: C

## PORCH

Storm porch via double doors. Door to:

### LOUNGE 4.56m x 5.32m (14'11" x 17'5")

Double glazed bay window to front elevation. Radiator. Chimney breast, fireplace and low level cupboard and storage to alcoves. Understairs living area. Exposed floorboards. Staircase rising to first floor landing.

### KITCHEN/DINING ROOM 3.00m x 5.32m (9'10" x 17'5")

A range of wall and base units with solid wood work surfaces. Single drainer stainless steel sink unit with mixer tap. Extractor hood over Range space. Tiled floor. Space for table and chairs. Open plan to:

### FAMILY AREA 3.72m x 2.99m (12'2" x 9'9")

Picture windows incorporating double glazed French doors to garden. Wood laminate flooring. Ideal family/snug area or alternative dining space for a larger table for those that like to entertain.

## UTILITY

Double glazed window to rear elevation. Wall mounted gas fired combination boiler. Tiled floor. Wall unit and work surfaces, Space for two under counter appliances.

## FIRST FLOOR LANDING

Access to loft space via drop down ladder. Radiator. Doors to:

### **BEDROOM ONE 7.02m x 3.48m (23' x 11'5")**

Double glazed double doors to rear elevation leading to Juliet balcony. Radiator. Built in wardrobe.

### **BEDROOM TWO**

Double glazed bay window to front elevation.

### **BEDROOM THREE 3.68m x 2.16m (12' x 7'1")**

Double glazed window to front elevation.

### **BATHROOM**

Obscure double glazed window to rear elevation. Wall mounted heated towel rail. Four piece suite comprising low level WC, wash hand basin, shower cubicle with rainfall shower head and bidet. Half tiled walls. Spotlights.

## **OUTSIDE**

### **FRONT GARDEN**

Access via gate. Path to front door.

### **REAR GARDEN**

This larger than average attractive rear garden is bursting with character and is home to various trees, plants and shrubbery. The current owner has created little pockets to enjoy including various archways, a small fish pond, undercover decked area and a path travelling the length of the garden. Towards the end of the garden is a gated section providing ample off road parking for several vehicles. Enclosed by timber fencing with gated rear access. Timber shed.

### **DRAFT DETAILS**

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

## MATERIAL INFORMATION

Type – Terraced  
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 – 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

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as 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

## Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



## First Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



Total area: approx. 110.5 sq. metres (1189.7 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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