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Hazeldene Road, Links View, NN2 7NB

£200,000 Terraced

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Not Specified



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Property Summary

An immaculately presented two bedroom terrace, located in a fantastic location and perfect for a first time buyer or investment opportunity. The property has been well maintained and upgraded by the current owner.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Refitted Bathroom
- ✓ Good Size Rear Garden
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows & Doors
- ✓ Two Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Potential For Off Road Parking
- ✓ Great Location
- ✓ No Chain

Property Overview

An immaculately presented two bedroom terrace, located in a fantastic location and perfect for a first time buyer or investment opportunity. The property has been well maintained and upgraded by the current owner. The accommodation comprises entrance hall, lounge and kitchen/dining room. The first floor provides two double bedrooms and a refitted bathroom. The outside areas include a well groomed and fantastic size rear garden and to the front there is potential for off road parking (subject to relevant permission). Further benefits include gas radiator heating, uPVC double glazed windows throughout and offered to the market with no onward chain. EPC Rating: D. Council Tax Band: A

HALL

uPVC double glazed entrance door. Radiator. Staircase rising to first floor landing.

LOUNGE 3.12m x 3.64m (10'3" x 11'11")

uPVC double glazed window to front elevation. Cupboard. Newly decorated.

KITCHEN/DINING ROOM 2.53m x 5.00m (8'4" x 16'5")

uPVC double glazed door to rear elevation. Two uPVC double glazed windows to rear elevation. Wall and base units with work surfaces over. Combination boiler. Two storage cupboards.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.68m x 3.89m (12'1" x 12'9")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Picture rail.

BEDROOM TWO 2.59m x 3.12m (8'6" x 10'3")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Two uPVC double glazed windows to rear elevation. A three piece suite comprising panelled bath, low level WC and vanity wash hand basin. Tiled

flooring. Tiled splash backs.

OUTSIDE

FRONT GARDEN

A gravelled frontage with potential for off road parking subject to planning permission.

REAR GARDEN

A beautifully lawned rear garden. Enclosed by some new timber framed fencing. Timber framed shed. Gravel area, perfect for entertaining.

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 – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Central Heating, Gas Central Heating, Gas Heating

Parking – On 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, No easements/servitudes/wayleaves

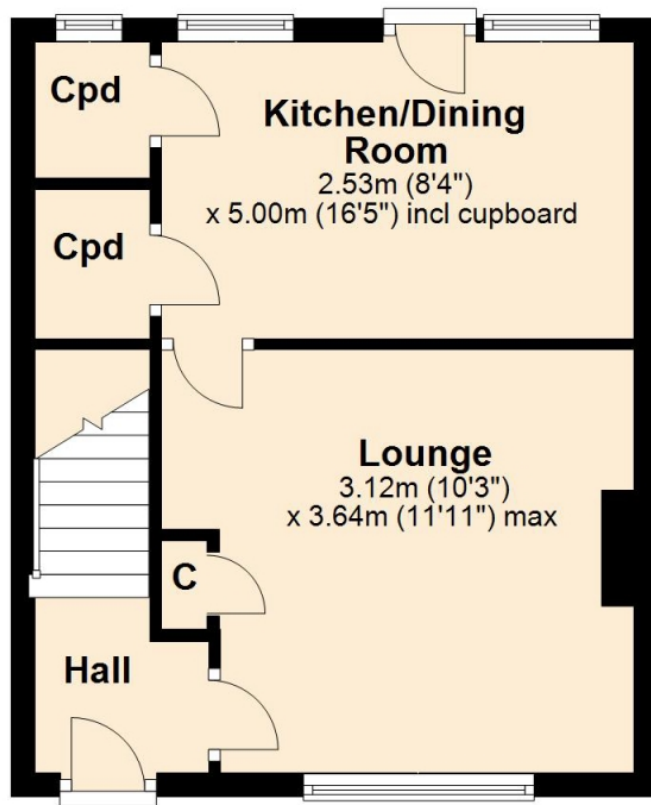
Rights and Easements – Ask Agent

AGENTS NOTES

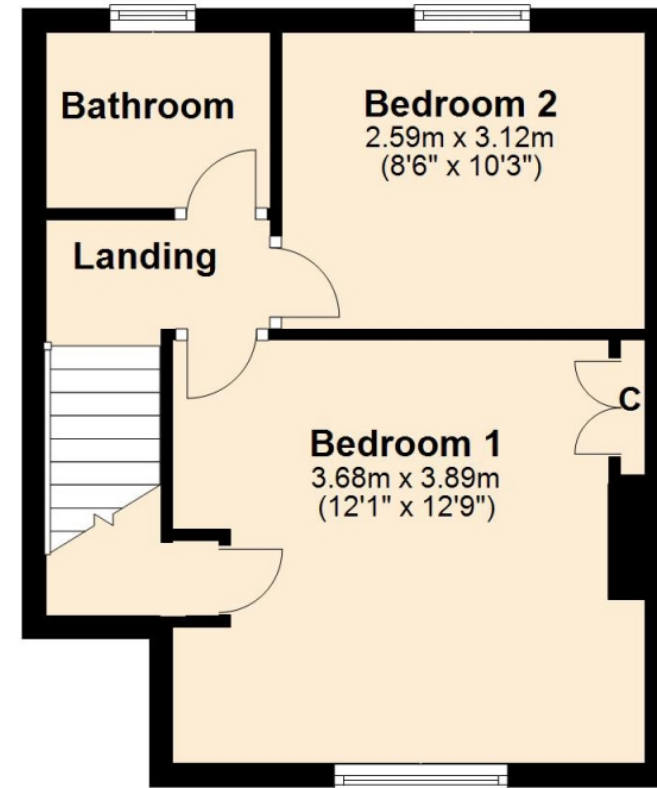
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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. 68.2 sq. metres (734.2 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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