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Kettering Road, Kingsley, NN2 7DT

£265,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Not Specified



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Property Summary

Located in a sought after location is this mature three-bedroom semi-detached property which offers great potential.

Features & Utilities

- ✓ Three Bedroom Semi Detached House
- ✓ Separate Lounge & Dining Room
- ✓ Extended Kitchen
- ✓ Front & Rear Gardens
- ✓ Downstairs WC
- ✓ Garage
- ✓ Updated Double Glazing
- ✓ Popular Location
- ✓ Serviced Boiler
- ✓ Fantastic Transport Links

Property Overview

Located in a sought after location is this mature three-bedroom semi-detached property which offers great potential. The residence features a welcoming lounge, perfect for relaxation, and a separate dining room ideal for family meals and entertaining. An extended kitchen provides ample space. Downstairs also benefits from having a WC. The first floor comprises three well proportioned bedrooms and a family bathroom. Outside, enjoy both front and rear gardens, offering green spaces for leisure and recreation, complemented by a convenient garage for parking or storage. This home is a canvas awaiting your personal touch. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

Enter by composite door with obscure glazed panels. Radiator. Cupboard housing RCD Consumer Unit and meters. Thermostat. Stairs rising to first floor. Doors to:

DINING ROOM 4.06m x 3.78m (13'4" x 12'5")

uPVC double glazed bay window to front elevation. Radiator. Feature elective fireplace.

LOUNGE 4.44m x 3.07m (14'7" x 10'1")

uPVC double glazed window to rear elevation. Radiator. Feature electric fireplace.

WC

uPVC obscure glazed window to side elevation. Low level WC. Wash hand basin in vanity unit. Extractor.

KITCHEN 4.09m x 2.74m (13'5" x 9')

uPVC double glazed window to rear elevation. uPVC glazed door to rear garden. Velux window to ceiling. Range of wall mounted and base level units with work surface over. Integrated appliances to include oven, gas hob and extractor. Space for white goods. Stainless sink and drainer. Worcester gas combination boiler. Extractor fan.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 4.04m x 3.38m (13'3" x 11'1")

uPVC double glazed bay window to front elevation. Radiator. Picture rail.

BEDROOM TWO 3.78m x 3.38m (12'5" x 11'1")

uPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

BEDROOM THREE 2.21m x 2.24m (7'3" x 7'4")

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.21m x 2.24m (7'3" x 7'4")

uPVC obscure glazed window to rear elevation. Heated towel rail. Three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit and low level WC.

OUTSIDE

FRONT GARDEN

Enclosed by mature shrubbery. Cobblestone pathway. Timber gate for side access.

REAR GARDEN

Enclosed by brick wall. Two sides and rear mainly laid to lawn. Mature trees and shrub borders. Outside tap. Timber gate to service road. Concrete pathway leading to:

GARAGE

Electric up and over door.

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Ask Agent

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, Gas Heating
Parking – Garage
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

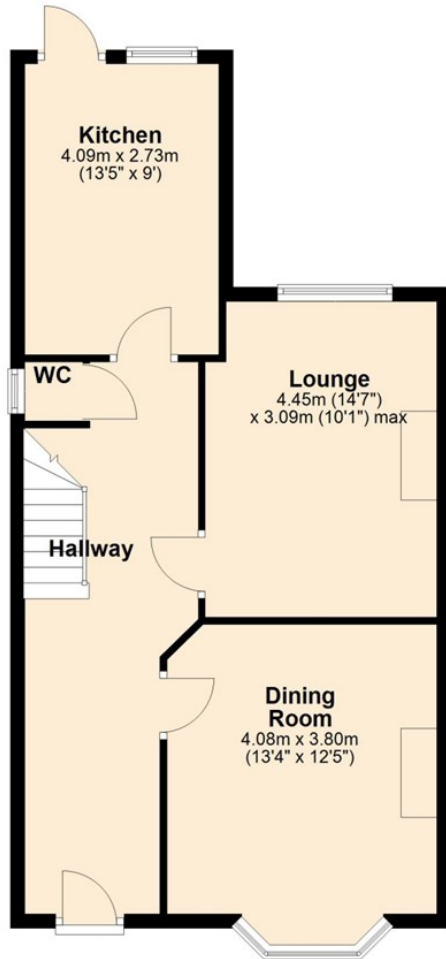
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marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

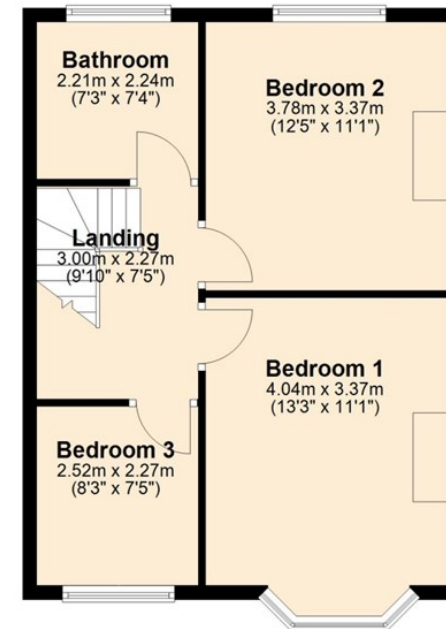
Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Garage

Total area: approx. 116.8 sq. metres (1257.6 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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