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Little Gull Close, Southfields, NN3 5BU

£215,000 Semi-Detached



**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 rarely available two bedroom semi-detached property situated in Southfields.

Features & Utilities

- ✓ Two Bedrooms
- ✓ Semi Detached
- ✓ Refitted Shower Room
- ✓ Open Plan Lounge/Kitchen/Diner
- ✓ Space for Parking
- ✓ Gas Radiator Heating



Property Overview

Jackson Grundy are pleased to bring to the market a rarely available two bedroom semi-detached property situated in Southfields. In brief the property comprises entrance hall, L-shaped lounge/dining room, kitchen. To the first floor are two bedrooms and a re-fitted shower room. To the rear is an enclosed garden. Early viewing is recommended, call today to arrange a viewing. EPC Rating: D. Council Tax Band: A

HALL

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

OPEN PLAN LOUNGE/DINER/KITCHEN 5.51m x 4.96m (18' x 16'3") Max

uPVC double glazed box bay window to front elevation. uPVC double glazed door to rear elevation. uPVC French doors to garden. Neutral wall and base units. Square edge work surfaces. Stainless steel sink and drainer. Double electric oven, four ring electric hob. Space for white goods. Storage under stairs. Radiator. Coving.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.43m x 3.13m (11'3" x 10'3")

uPVC double glazed window to rear elevation. Radiator. Coving.

BEDROOM TWO 1.96m x 2.75m (6'5" x 9')

uPVC double glazed window to side elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wall mounted wash hand basin with drawers under and mixer tap and double shower.

OUTSIDE

FRONT GARDEN

Path to front door. Lawn.

REAR GARDEN

Patio area. Lawn

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 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 – Ask Agent

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

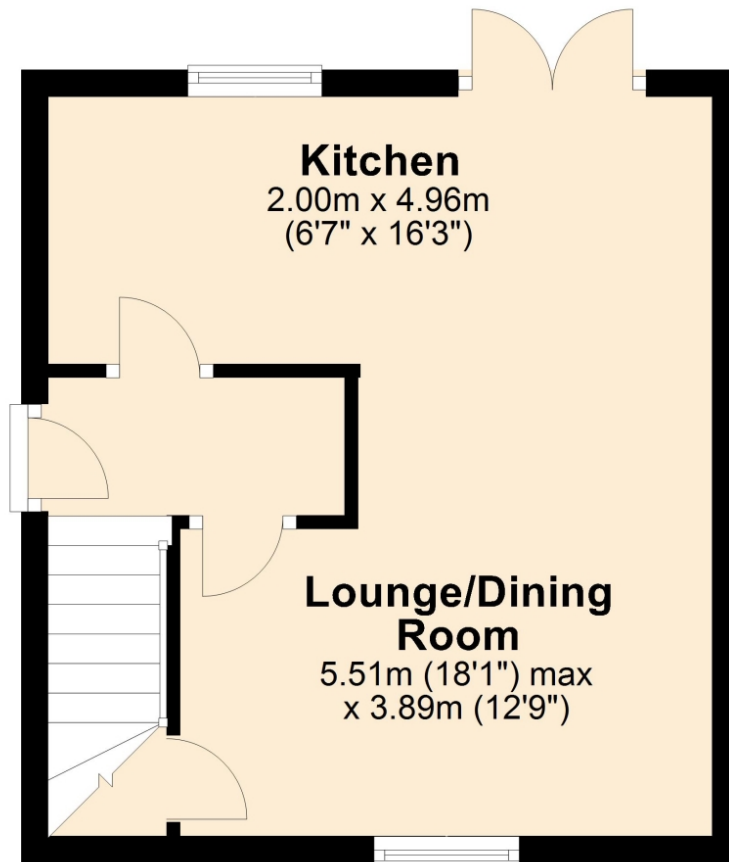
AGENTS NOTES

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

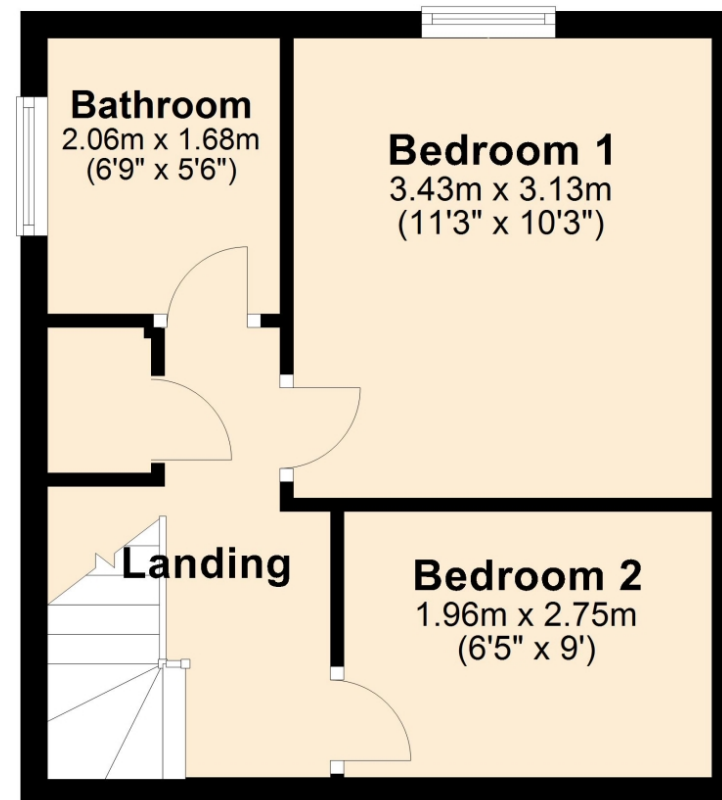
Ground Floor

Approx. 27.3 sq. metres (294.4 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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