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Lodge Close, Duston, NN5 6SH

£230,000 - Offers Over Semi-Detached

2 1 2



Department: Sales

Tenure: Freehold



Property Summary

Jackson Grundy are pleased to welcome to the market this large two bedroom semi-detached home in a cul-de-sac location.

Features & Utilities

- ✓ Two Double Bedroom Semi-Detached Property
- ✓ Garage & Ample Parking
- ✓ Gas Central Heating & uPVC Double Glazing
- ✓ Conservatory
- ✓ Refitted Shower Room
- ✓ Cul-De-Sac

Property Overview

Jackson Grundy are pleased to welcome to the market this large two bedroom semi-detached home in a cul-de-sac location. Consisting of entrance hall, lounge, kitchen, conservatory and downstairs refitted shower room. Upstairs there are two double bedrooms. Further benefits include ample parking, single garage, gas central heating and uPVC double glazing. EPC Rating: C. Council Tax Band: B.

ENTRANCE HALLWAY

Obscure uPVC double glazed door to front elevation. Two obscure double glazed window to side elevation. radiator. Doors leading to:

LOUNGE 4.25m x 3.02m (13'11" x 9'11")

uPVC double glazed window to front and side elevations. Radiator. Chimney breast.

SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Pedestal wash hand basin. WC. Corner shower with electric shower. Heated towel rail. Fully tiled.

KITCHEN 3.49m x 2.55m (11'5" x 8'4")

uPVC double glazed window and door to conservatory. Radiator. Wall mounted and base units. Gas hob. Oven. One and a half composite sink with mixer tap. Wood effect floor. Tiled splashbacks.

CONSERVATORY 2.14m x 1.91m (7' x 6'3")

uPVC double glazed window and door. Radiator.

FIRST FLOOR LANDING

Loft access. Doors adjoining.

BEDROOM ONE 4.25m x 3.02m (13'11" x 9'11")

uPVC double glazed window to front elevation. Radiator. Storage cupboard housing combination boiler.

BEDROOM TWO 2.58m x 3.59m (8'5" x 11'9")

uPVC double glazed window to rear elevation. Radiator. Open eave storage.

OUTSIDE

FRONT

Tarmac drive. Off road parking for four vehicles.

REAR GARDEN

Enclosed rear garden with panel fencing. Pre-fab garage with up and over and side door. Patio at rear.

MATERIAL INFORMATION

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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 – 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, 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

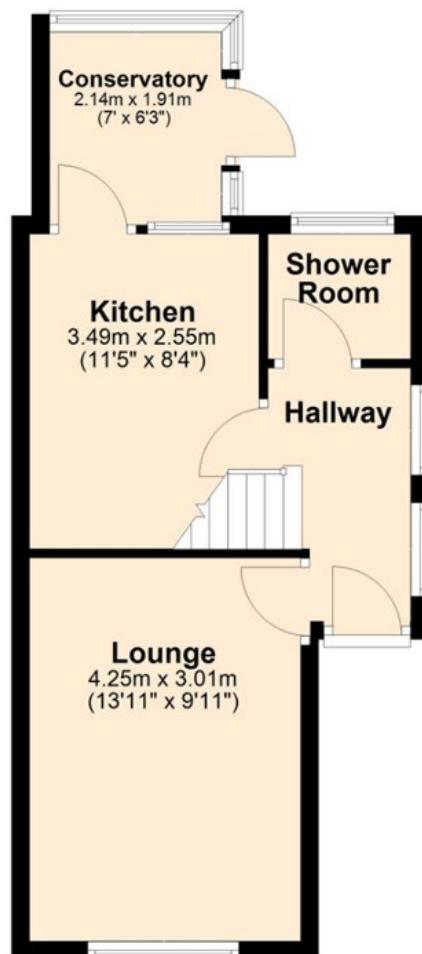
AGENTS NOTES

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

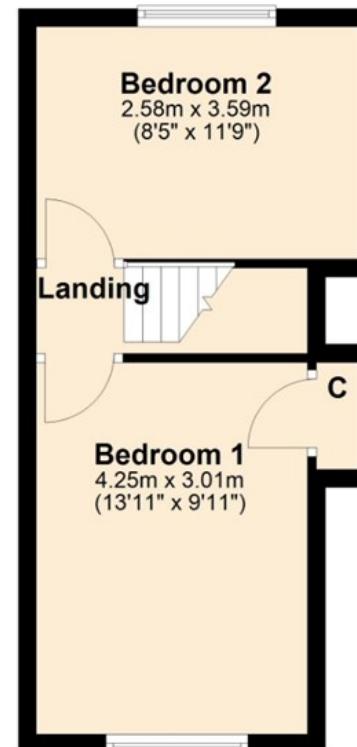
Ground Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.8 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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