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# Mendip Road, Duston, NN5 6AZ

£250,000 Bungalow

2 1 1



**Platinum Trusted Service Award**

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached bungalow with single garage. The accommodation comprises entrance hall, shower room, two bedrooms, front facing lounge and kitchen/dining room.

## Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Kitchen/Dining Room
- ✓ Two Bedroom Semi Detached
- ✓ Garage
- ✓ Popular Location
- ✓ Off Road Parking
- ✓ Shower Room

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached bungalow with single garage. The accommodation comprises entrance hall, shower room, two bedrooms, front facing lounge and kitchen/dining room. Further benefits include gas central heating, uPVC double glazing and the property is offered with no onward chain. EPC Rating: D. Council Tax Band: B

## ENTRANCE HALL

Frosted uPVC double glazed entrance door. Radiator. Access to loft space. Doors to:

## LOUNGE 3.91m x 3.01m (12'10" x 9'11")

uPVC double glazed bay window to front elevation. Radiator. Feature electric fireplace and surround.

## SHOWER ROOM

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and shower. Extractor.

## BEDROOM ONE 3.94m x 2.90m (12'11" x 9'6")

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

## BEDROOM TWO 2.84m x 2.30m (9'4" x 7'7")

uPVC double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 6.37m x 3.02m (20'11" x 9'11")

uPVC double glazed window and door to side elevation. French doors and windows to rear and side elevations. Wall and base units. Stainless steel sink with mixer tap over. Integrated dishwasher. Space for washing machine. Gas hob, oven and grill and extractor.

## OUTSIDE

## FRONT GARDEN

Low level brick wall. Off road parking.

## REAR GARDEN

Enclosed by panelled fencing. Patio. Lawn and borders. Access to garage. Shed.

## AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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 – 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

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

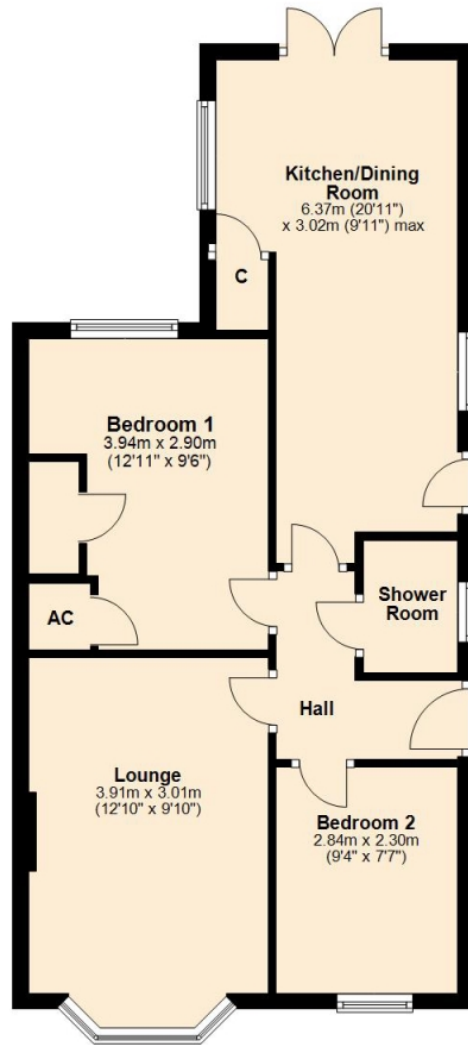
Rights and Easements – Ask Agent

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# Floorplan

Ground Floor







# 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](http://www.jacksongrundy.com)

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