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Murray Avenue, Kingsley, NN2 7BS

£245,000 Terraced

 3  2  2



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

A larger than average three bedroom terrace property located in a great location.

Features & Utilities

- ✓ Three Bedroom Terrace
- ✓ Set Over Three Floors
- ✓ Close to The Racecourse
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows
- ✓ Shower and Bathroom
- ✓ Good Size Rear Garden
- ✓ Kitchen/Dining Room
- ✓ Close to Amenities
- ✓ No Chain

Property Overview

A larger than average three bedroom terrace property with a great cul-de-sac location. The property is set over three floors and comprises entrance hall, lounge and kitchen/dining room to the ground floor. The first floor provides two double bedrooms and a shower room and the lower ground floor offers a third bedroom, reception room and bathroom. Outside are front and rear gardens with rear access. The property is offered with no onward chain. EPC Rating: D. Council Tax Band: B.

HALLWAY

Wooden entrance door. Staircase rising to first floor landing. Laminate flooring.

LOUNGE 3.82m x 3.46m (12'6" x 11'4")

uPVC double glazed bay window to front elevation. Radiator. Open fireplace.

KITCHEN/DINING ROOM 3.34m x 4.64m (10'12" x 15'3")

Two uPVC double glazed windows to rear elevation. Feature fireplace. A range of wall and base units with work surfaces over. Stainless steel sink and drainer. Space for oven and plumbing for washing machine or dishwasher. Storage cupboard. Stairs to lower ground floor.

LOWER GROUND FLOOR

HALL

Doors to:

BATHROOM

Window to rear elevation. Three piece suite comprising low level WC, wash hand basin and panelled bath. Space and plumbing for washing machine.

BEDROOM THREE 4.14m x 2.82m (13'7" x 9'3")

French doors to rear elevation. Radiator.

RECEPTION ROOM 3.01m x 4.64m (9'11" x 15'3")

Window to front elevation. Radiator.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE 3.81m x 4.64m (12'6" x 15'3")

uPVC double glazed bay window to front elevation. uPVC double glazed window to front elevation. Radiator. Built in double wardrobe.

BEDROOM TWO 3.33m x 3.12m (10'11" x 10'3")

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

SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Towel rail. Suite comprising walk in double shower, low level WC and wash hand basin.

OUTSIDE

FRONT GARDEN

Gated access. Concrete path. Block paved and slate areas. Enclosed by timber fencing.

REAR GARDEN

Mainly laid to lawn and patio area. Rear access.

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 – Freehold

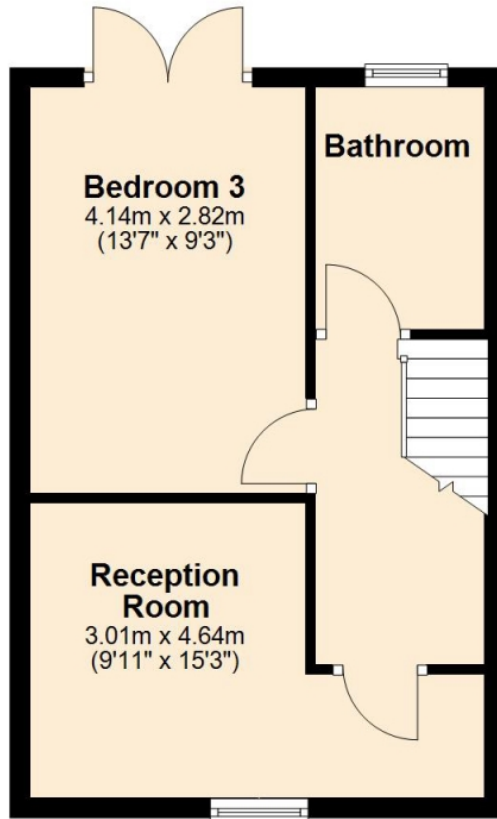
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band A
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – On Street
EV Charging – 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

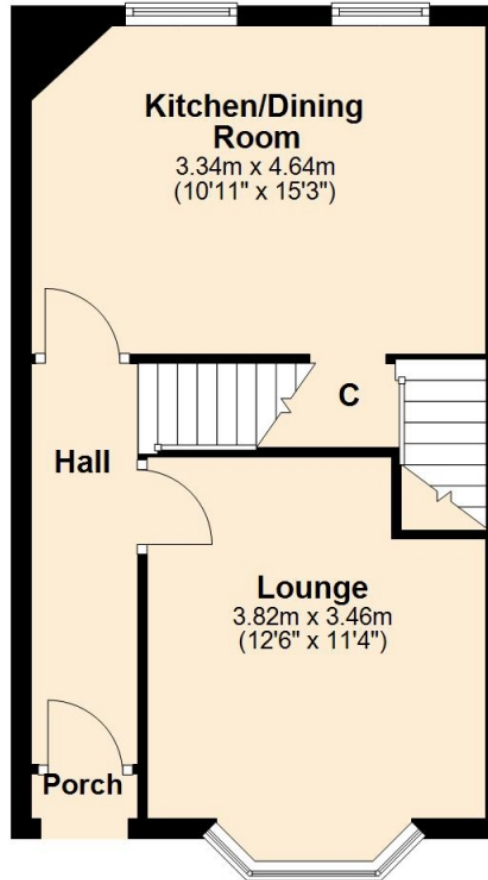
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

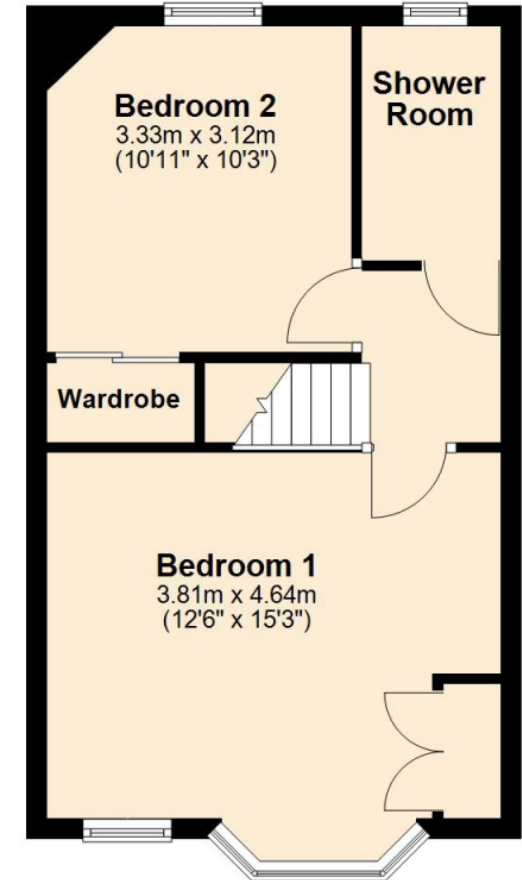
Basement



Ground Floor



First Floor



Total area: approx. 109.3 sq. metres (1176.5 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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