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# Oleander Crescent, Cherry Lodge, NN3 8QP

£210,000 Semi-Detached

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A semi detached property in need of refurbishment.

## Features & Utilities

- ✓ Semi Detached Home
- ✓ Kitchen/Dining Room
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ In Need Of Refurbishment
- ✓ Vacant Possession



# Property Overview

A semi detached property in need of refurbishment. The accommodation comprises entrance hall, lounge, kitchen/dining room, three bedrooms and bathroom. Outside there are gardens to the front and rear, driveway providing off road parking for two vehicles leading to a garage. EPC Rating: TBC. Council Tax Band: B

## PORCH

Single glazed obscure glazed door to side elevation. Door to lounge.

## LOUNGE 3.68m x 5.34m (12'1" x 17'6")

Double glazed windows to rear elevation. Double glazed door to rear elevation. Gas fire. Storage area. Staircase rising to first floor landing. Door to:

## KITCHEN/DINING ROOM 2.79m x 5.23m (9'2" x 17'2")

Double glazed windows to front elevation. Wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Gas cooker point. Space for fridge/freezer.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard.

## BEDROOM ONE 2.82m x 3.43m (9'3" x 11'3")

Double glazed window to front elevation.

## BEDROOM TWO 3.71m x 3.18m (12'2" x 10'5")

Double glazed window to rear elevation.

## BEDROOM THREE 3.68m x 1.86m (12'1" x 6'1")

Double glazed window to rear elevation.

## BATHROOM

Double glazed window to front elevation. Suite comprising bath with shower over, WC and wash hand basin. Fully tiled.

## **OUTSIDE**

### **FRONT GARDEN**

Mature shrubs. Driveway providing off road parking for two vehicles leading to garage.

### **GARAGE**

Up and over door. Window to side elevation. Double glazed courtesy door to garden.

### **REAR GARDEN**

Fully enclosed with fencing with side gated access. Paved patio area, lawned area and mature shrubs.

### **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 B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Ask Agent

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – No 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, 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

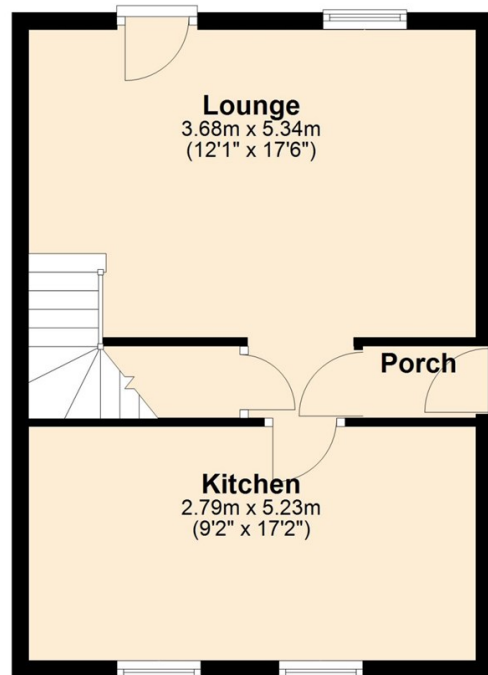
### AGENTS NOTES

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

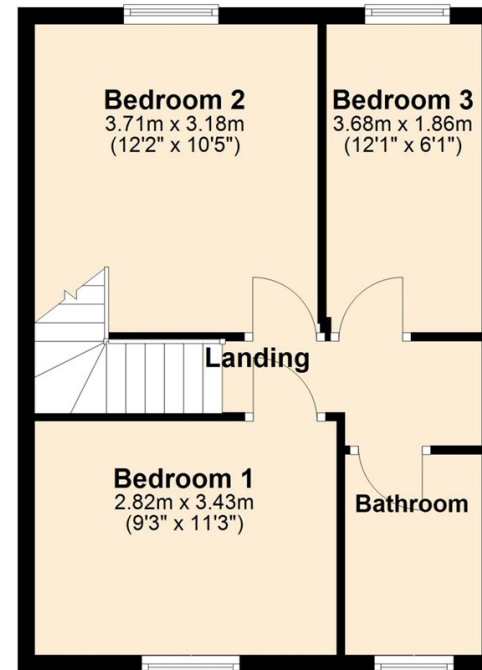
## Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 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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