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Parade Bank, Moulton, NN3 7ST

£220,000 - OIRO Semi-Detached

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Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Offering an opportunity to modernise, adapt or extend, and positioned in the heart of this thriving village is this versatile, extended semi detached home. The property has had only one owner since construction in the 1960's due to the location and convenience.

Features & Utilities

- ✓ Heart Of The Village
- ✓ Extended Semi Detached House
- ✓ Two First Floor Bedrooms
- ✓ Scope For Modernisation
- ✓ Garage & Gardens
- ✓ No Onward Chain



Property Overview

OPEN DAY Saturday 29th March 10:00am – 12:00pm – Please call to arrange an appointment. Offering an opportunity to modernise, adapt or extend, and positioned in the heart of this thriving village is this versatile, extended semi detached home. The property has had only one owner since construction in the 1960's due to the location and convenience. Extended to provide a larger kitchen/breakfast room at the rear. The remaining accommodation comprises entrance hall with access to a full width lounge in excess of 18ft, multi purpose room leading to a conservatory, shower room and two generous first floor bedrooms. Outside, there is a large, low maintenance garden to the front, covered passageway from the front to the enclosed rear garden. There is a garage situated in a block which also comes with the property. EPC Rating: E. Council Tax Band: C

HALLWAY

Hardwood entrance door under a covered passageway which runs the majority of the depths of the property. Doors to the kitchen and entrance hall.

LOUNGE 4.49m x 5.72m (14'9" x 18'9")

Formerly two rooms, the lounge now occupies the width of the property. Two windows to front elevation. Two radiators. Fireplace. Storage cupboard.

KITCHEN/BREAKFAST ROOM 4.79m x 3.05m (15'9" x 10'0")

Extended to allow space for a dining suite. Windows to side and rear elevations overlooking the rear garden. Fitted with a range of wall and base units with work surfaces over. Inset stainless steel single drainer sink unit. Space and plumbing for washing machine. Door to covered passageway.

CONSERVATORY 2.47m x 2.85m (8'1" x 9'4")

Glazed on a timber and brick base overlooking the rear garden. Door to garden.

BEDROOM THREE/DINING ROOM 3.68m x 3.15m (12'1" x 10'4")

Radiator. Double glazed sliding patio doors to:

SHOWER ROOM

Obscure window to side elevation. Radiator. Fitted with a suite comprising double shower space for soak-away floor, pedestal wash hand basin and low level WC. Tiling to splash back areas.

FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE 4.06m x 3.16m (13'4" x 10'4")

Window to front elevation. Radiator.

BEDROOM TWO 3.42m x 3.15m (11'3" x 10'4")

Window to rear elevation. Radiator. Access to eaves storage cupboards. Radiator.

OUTSIDE

FRONT GARDEN

Open plan and laid to gravel. The front has been designed for low maintenance.

REAR GARDEN

A gently tiered garden with paved patio stretching the width of the property. Central steps ascent through a lawn and lead to a second, raised paved patio area with feature fireplace set into stone. Stone wall to the rear boundary with the remainder is enclosed by timber panelled fencing. Security lighting and electric point.

GARAGE

Located in a block providing storage.

DRAFT DETAILS

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band C
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Ask Agent
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Garage
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

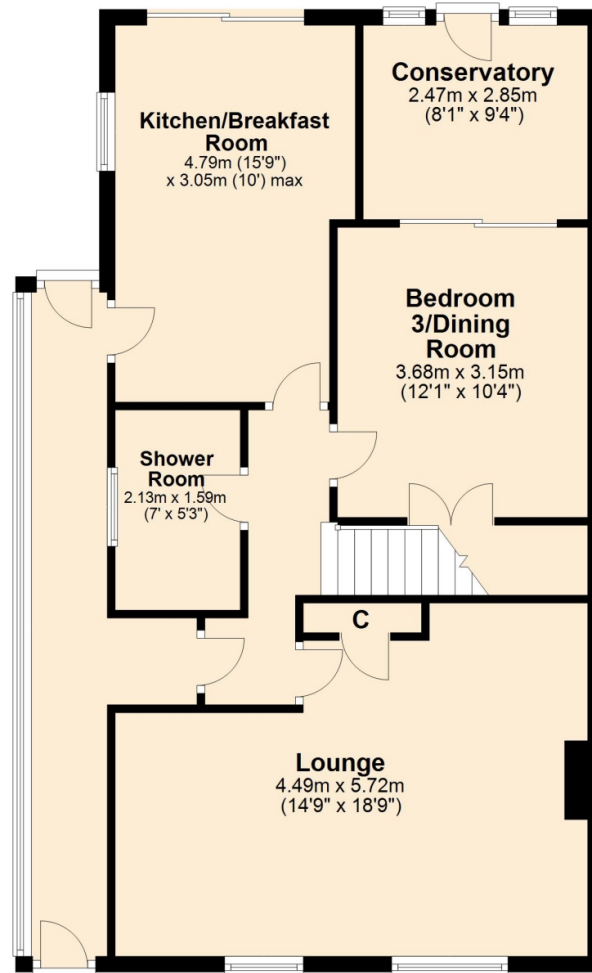
AGENTS NOTES

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

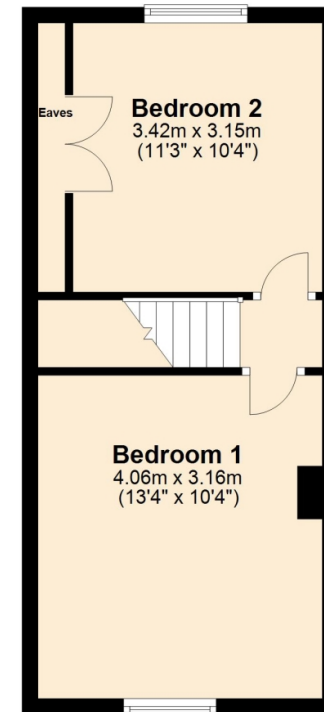
Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.1 sq. feet)



Total area: approx. 110.8 sq. metres (1193.0 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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