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Park Hill Road, The Arbours, NN3 3RD

£240,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy bring to the market an extended seven bedroom semi-detached property in The Arbours.

Features & Utilities

- ✓ No chain
- ✓ In need of Refurbishment
- ✓ Extended
- ✓ Seven Bedrooms
- ✓ Great Location
- ✓ Off Road Parking



Property Overview

Jackson Grundy bring to the market an extended seven bedroom semi-detached property in The Arbours. The property is in need of refurbishment but would make an excellent investment. Call to arrange an internal inspection.

ENTRANCE

Timber framed door. Stairs to first floor. Storage cupboard.

HALLWAY

Doors to rooms and cupboard.

LOUNGE 5.17m x 2.76m (17' x 9')

Timber framed window to front elevation.

DINING ROOM 3.35m x 2.43m (11' x 8')

Timber framed window to rear elevation. Cupboard.

KITCHEN 2.75m x 2.38m (9' x 7'10)

Timber door to rear elevation.

BEDROOM SIX 2.75m x 3.62m (9' x 11'11)

Timber framed window to front elevation.

BEDROOM SEVEN 3.35m x 3.61m (11' x 11'10)

Timber framed window to side elevation.

STUDY 3.35m X 3.05m (11' x 10')

Timber framed window to side elevation.

HALL

Timber framed door to rear elevation.

BEDROOM ONE 4.87m x 4.58m (16' x 15')

Timber framed window to front elevation to front. Space for en-suite with timber framed window to front..

EN-SUITE 2.41m x 0.88m (7'11 x 2'11)

Timber framed window to rear elevation.

BEDROOM TWO 3.65m 2.45m (12' x 8')

Timber frame window to front elevation.

BEDROOM THREE 3.35m x 2.75m (11' x 9')

Timber framed window to rear elevation.

BEDROOM FOUR 2.12m x 4.28m (7' x 14')

Timber framed window to rear elevation.

BEDROOM FIVE 2.74m x 2.13m (9' x 7')

Timber framed window to rear elevation.

BATHROOM 1.54m x 1.83m (5' x 6')

Opaque timber framed window to rear elevation. Pedestal sink. Low level WC. "P" shaped bath with mixer tap and electric shower over.

OUTSIDE

FRONT

Driveway.

REAR

Patio area front and rear. Panelled fence surround.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier

– <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Yes

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

AGENTS NOTES

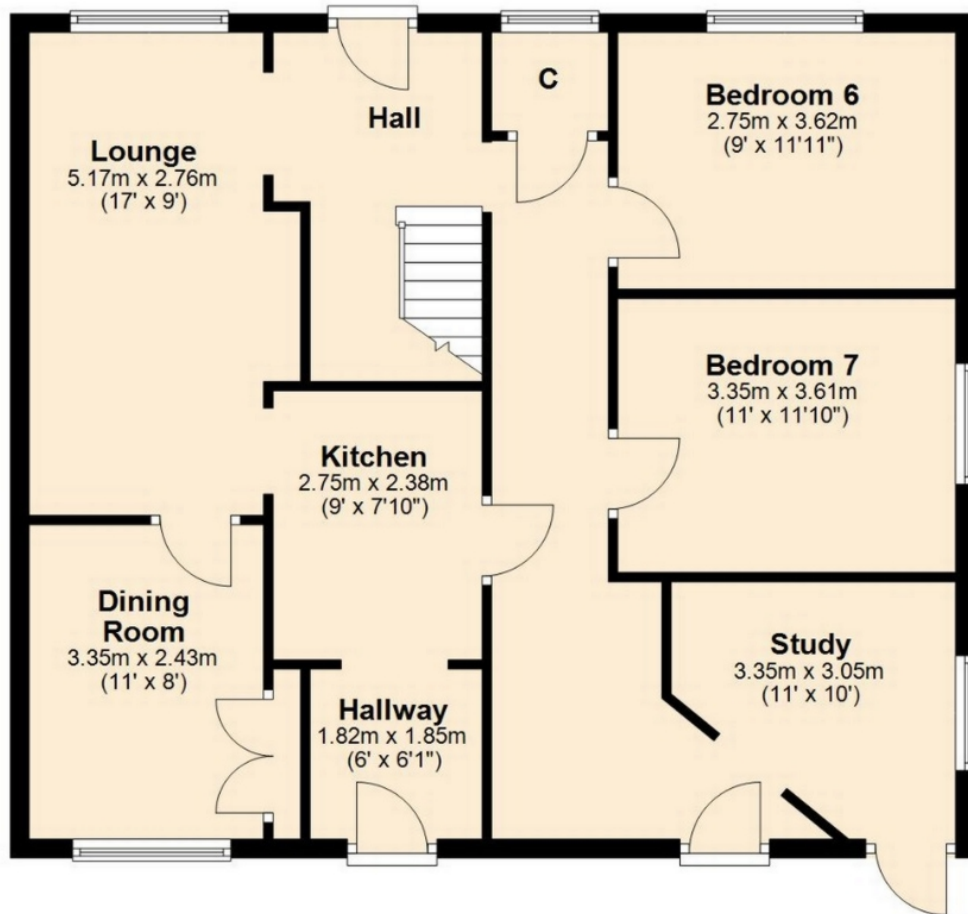
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

Floorplan

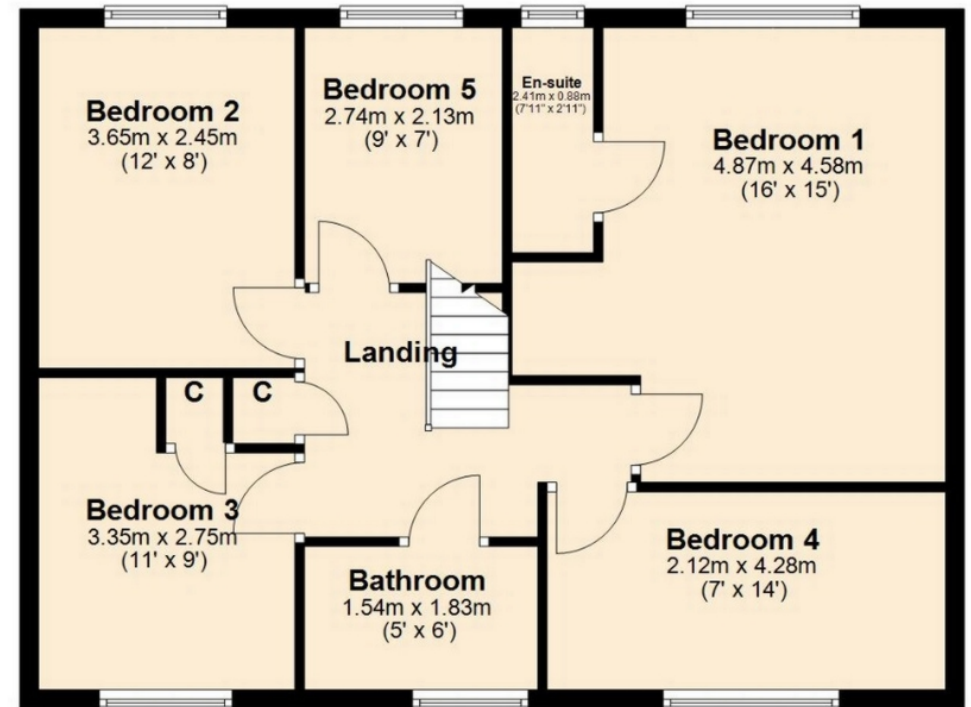
Ground Floor

Approx. 83.6 sq. metres (900.2 sq. feet)



First Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 152.7 sq. metres (1643.4 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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