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Pinewood Road, SpinneyHill, NN3 2RB

£265,000 Terraced











Department: Sales

Tenure: Freehold



















Property Summary

Offered to the market with no upward chain is this mature, double bay fronted home, situated in the popular area of Spinney Hill close to local amenities.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Extended Kitchen
- ✓ Driveway Parking
- ✓ Popular Location
- ✓ No Upward Chain
- ✓ Large Rear Garden





Property Overview

Offered to the market with no upward chain is this mature, double bay fronted home, situated in the popular area of Spinney Hill close to local amenities. The accommodation comprises entrance hall with stairs to the first floor, doors to extended kitchen and WC, lounge with bay window and dining room with patio doors to the rear garden. To the first floor three good sized bedrooms with two of which benefit from fitted wardrobes and a three piece family bathroom. To the front of the property is a driveway for two cars and to the rear garden is a generous, west facing lawned garden. Other benefits are double glazing and a recently refitted combination boiler. EPC Rating: C. Council Tax Band: C

HALL

Storm porch. uPVC double glazed entrance door. Two double glazed windows to front elevation. Radiator.

LOUNGE 3.08m x 3.67m (10'1" x 12')

Double glazed bay window to front elevation. Radiator. Gas fire. Wooden doors to dining room.

DINING AREA 3.68m x 3.16m (12' x 10'4")

Double glazed French doors to rear elevation. Two double glazed windows to rear elevation. Radiator.

KITCHEN 6.65m x 2.21m (21'9" x 7'3")

New style double glazed window to rear elevation. Single glazed door to rear elevation. A range of wall and base units. Stainless steel sink. Space for white goods.

WC

Low level WC. Storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.71m x 3.89m (12'2" x 12'9")







Double glazed bay window to front elevation. Radiator. Cupboard in alcove.

BEDROOM TWO 3.08m x 3.16m (10'1" x 10'4")

Double glazed window to rear elevation. Radiator. Two cupboards in alcoves.

BEDROOM THREE 2.87m x 2.26m (9'4" x 7'4")

Double glazed window to rear elevation. Radiator. Boiler cupboard.

BATHROOM

Obscure double glazed window to front elevation. Radiator. Suite comprising sink, WC and bath. Tiled surround.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking.

REAR GARDEN

Mainly laid to lawn. Patio area and path.

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 C

EPC Rating - C







Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating

Parking - Driveway

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

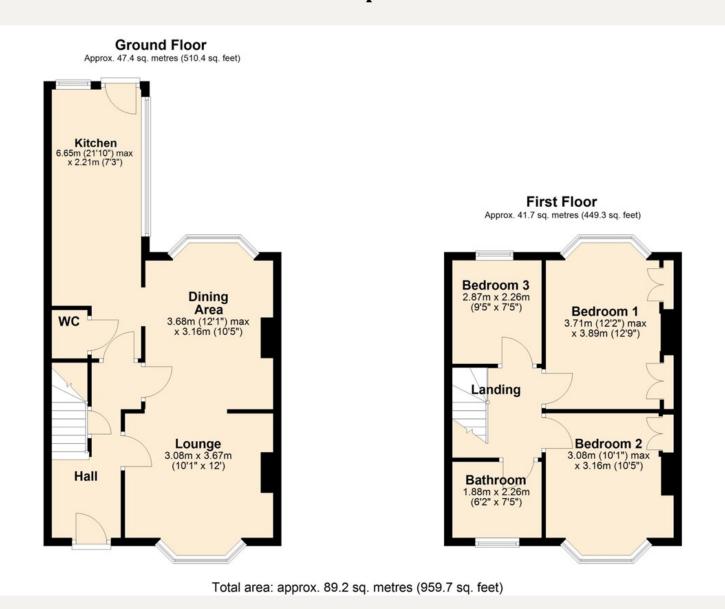
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Floorplan











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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