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Raisins Field Close, Ecton Brook, NN3 5LA

£235,000 Semi-Detached

3 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

This well presented three bedroom semi-detached home is offered for sale by Jackson Grundy located in popular Ecton Brook.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Single Garage
- ✓ Driveway
- ✓ Separate Kitchen & Dining Room
- ✓ Gas Central Heating



Property Overview

This well presented three bedroom semi-detached home is offered for sale by Jackson Grundy. Located in popular Ecton Brook, the home in brief comprises lounge, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside benefits from a small front garden, with a driveway leading to a single garage, whilst the rear has been attractively laid with a raised lawn area and slate tiled patio. We recommend viewing at the earliest opportunity. EPC Rating: D. Council Tax Band: B.

ENTRANCE PORCH

uPVC double glazed door to porch. Door to lounge.

LOUNGE 3.18m x 4.49m (10'5" x 14'9")

uPVC double glazed window to front elevation. Radiator.

DINING ROOM 3.00m x 2.21m (9'10 x 7'3) 3.00m x 2.21m (9'10" x 7'3")

uPVC double glazed doors to garden. Radiator. Laminate floor. Door to kitchen:

KITCHEN 2.89m x 2.18m (9'6" x 7'2")

uPVC double glazed window and door to rear garden. Radiator. Fitted with a range of wall and base level units and drawers with roll top work surfaces and integrated appliances including electric double oven and four ring electric hob. Space and plumbing for further white goods. Stainless steel sink and drainer unit. Tiling to splash back areas. Under stairs cupboard.

BEDROOM ONE 3.08m x 2.49m (10'1" x 8'2")

uPVC double glazed window to front and side elevation. Radiator.

BEDROOM TWO 2.90m x 2.49m (9'6" x 8'2")

uPVC double glazed window to rear elevation. Radiator. Laminate floor.

BEDROOM THREE 2.24m x 2.01m (7'4" x 6'7")

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.01m x 1.93m (6'7" x 6'4")

Obscure uPVC double glazed window to rear elevation. Fitted with a suite comprising P shaped panelled bath with shower over, low level WC and pedestal wash hand basin. Wall mounted heated towel rail. Largely tiled walls with splashback panels to bath/shower area.

OUTSIDE

FRONT GARDEN

Steps to front door. Small bedding area. Paved driveway leading to single garage.

GARAGE

uPVC double glazed door to garden. Electric remote roller door. Power and light connected. Electric car charging point.

REAR GARDEN

Raised lawned garden with timber sleepers for retaining wall. Slate paved patio. Bedding areas to borders. Enclosed by timber panel fencing

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 – 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 – Driveway, Single Garage
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

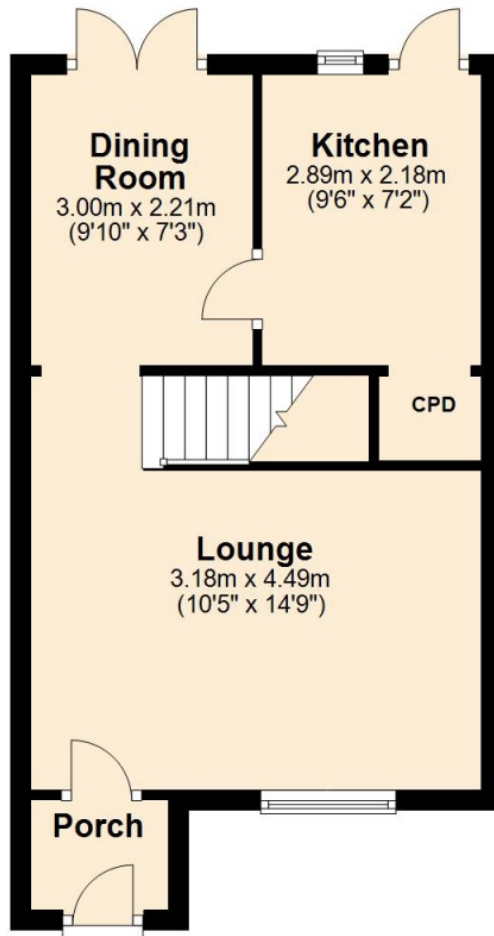
AGENTS NOTES

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

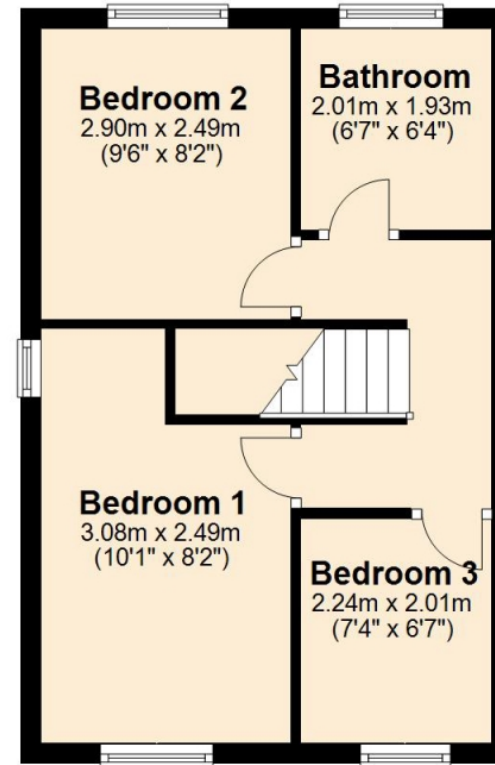
Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.6 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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