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# Rowley Crescent, Duston, NN5 6PT

£229,995 Bungalow



**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 are delighted to welcome to the market this rarely available one bedroom semi-detached bungalow with garage and car port.

## Features & Utilities

- ✓ No Chain
- ✓ Formerly Two Bedrooms
- ✓ Garage & Carport
- ✓ Popular Location
- ✓ Lounge/Dining Room
- ✓ Gas Central Heating & uPVC Double Glazing



# Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available one bedroom semi-detached bungalow with garage and car port. Formerly a two bedroom semi, the accommodation comprises entrance hall, lounge/dining room, double bedroom, bathroom and kitchen to the rear. Further benefits include gas central heating and double glazing. EPC Rating: TBC. Council Tax Band: B

## ENTRANCE HALL

Obscure glazed front door. Fitted mat. Radiator. Loft access. Doors to:

## LOUNGE/DINING ROOM 3.96m x 5.53m (12'11" x 18'1")

Double glazed bay window to front elevation and window to front elevation. Two radiators. Chimney breast.

## BATHROOM

Obscure glazed window to side elevation. Radiator. Suite comprising pedestal hand wash basin with mixer tap, WC and panelled bath with mix tap and shower over. Splash back tiling. Tile effect flooring.

## KITCHEN 2.60m x 2.48m (8'6" x 8'1")

Double glazed window to rear elevation. Wall and base units. Stainless steel sink with mixer tap. Space for appliances. Hob, integral oven and hood. Splash back tiling. Side door to carport.

## BEDROOM 3.90m x 2.91m (12'9" x 9'6")

Double glazed window to rear elevation. Radiator.

## OUTSIDE

## FRONT GARDEN

Low-level brick wall. Off road parking. Stoned front. Gate to carport.

## GARAGE

Up and over door. Power and light. Side door from garden.

### REAR GARDEN

Enclosed panel fencing. Mainly laid to lawn with central patio. Brick built out building. Planting to side and rear.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Bungalow

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 – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, 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

Rights and Easements – Ask Agent

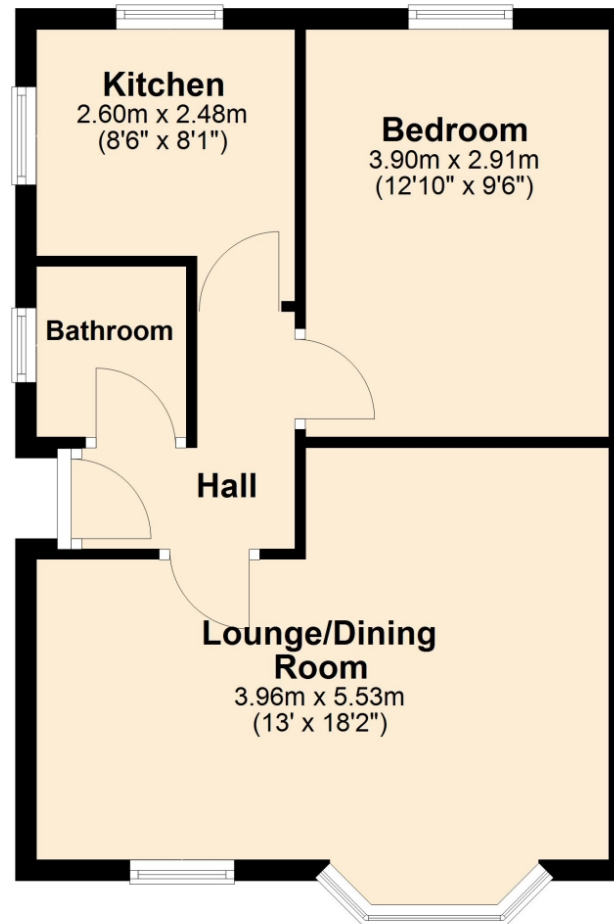
### AGENTS NOTES

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. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 43.2 sq. metres (465.2 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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