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Rawlings Close, Southbrook, NN11 4UL

£215,000 End of Terrace

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**Platinum Trusted
Service Award**

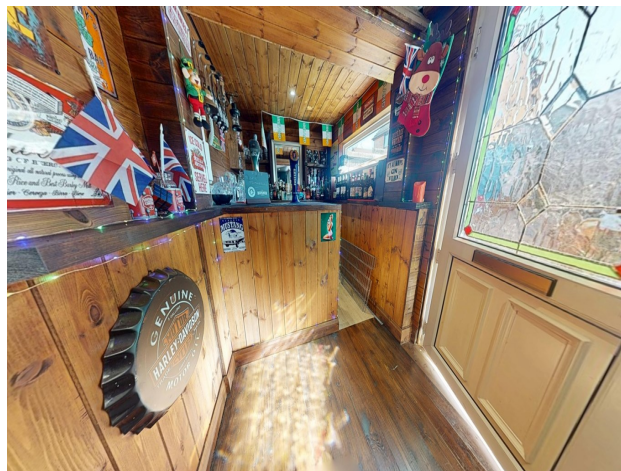
Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold





Property Summary

This well presented, two bedroom end of terrace home is offered in fantastic condition throughout, situated within a quiet cul-de-sac and only a short walk from the town centre and local parks.

Features & Utilities

- ✓ Desirable Location
- ✓ Two Bedrooms
- ✓ End of Terrace
- ✓ Off Road Parking
- ✓ Low Maintenance Rear Garden
- ✓ Carport
- ✓ Outdoor Bar/Office/Summerhouse
- ✓ Quiet Cul-De-Sac Location
- ✓ Close to Local Amenities
- ✓ Well Presented Throughout

Property Overview

This well presented two bedroom end of terrace home is offered in fantastic condition throughout, situated within a quiet cul-de-sac and only a short walk from the town centre and local parks. The accommodation comprises entrance hall, spacious lounge, modern kitchen leading to a landscaped garden which includes an outdoor bar/summerhouse/office. To the first floor are two double bedrooms and a modern family bathroom. The other benefits include driveway parking and UPVC double glazing and gas central heating. EPC Rating: TBC. Council Tax Band: B.

ENTRANCE PORCH

Access via composite door. Electric wall mounted heater. Coconut matting. Access to lounge via wooden framed glass door.

LOUNGE 4.83m x 3.66m (15'10" x 12')

uPVC double glazed window to front elevation. Two radiators. Laminate flooring. Access to kitchen. Access to first floor via staircase.

KITCHEN 2.26m x 3.66m (7'5" x 12')

uPVC double glazed window to rear elevation. A range of wall and base units. Composite one and a half sink with drainer and stainless steel mixer tap. Roll top work surfaces. Freestanding oven and induction hob with extractor hood. Tiling to splash back areas. Radiator. Laminate flooring. Space for white goods. Access to garden via uPVC double glazed door with window panel.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Loft access. Airing cupboard.

BEDROOM ONE 2.59m x 3.66m (8'6" x 12')

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 2.31m x 3.66m (7'7" x 12')

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Suite comprising 'L' shaped bath with shower over, pedestal sink and low level WC. Radiator. Vinyl flooring. Full height tiling.

OUTSIDE

FRONT GARDEN

Driveway parking. Access to carport. Small area laid to lawn and a patio pathway to entrance.

REAR GARDEN

Enclosed with wooden fence panelling. An array of patio and block paved entertaining areas. Artificial lawned area access to carport to side of property (carport boasts power inside). Block paved pathway to outbuilding.

OUTBUILDING

Two uPVC double glazed window to side elevation. Electric supply and heating. Insulated. Sun proof and wooden flooring.

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – E

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, Gas Heating

Parking – Parking, Off-street, 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, No easements/servitudes/wayleaves

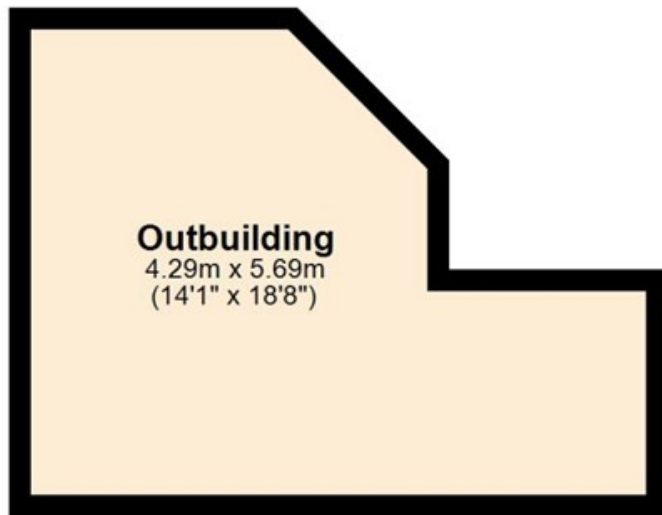
Rights and Easements – Ask Agent

AGENTS NOTES

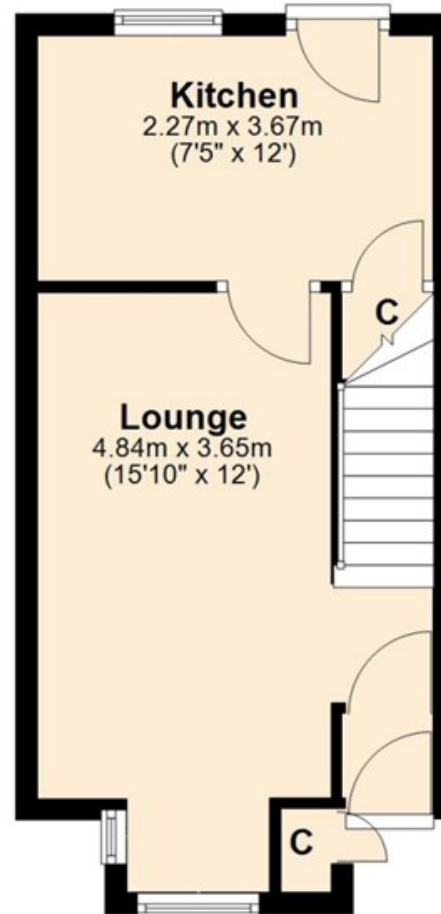
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Floorplan

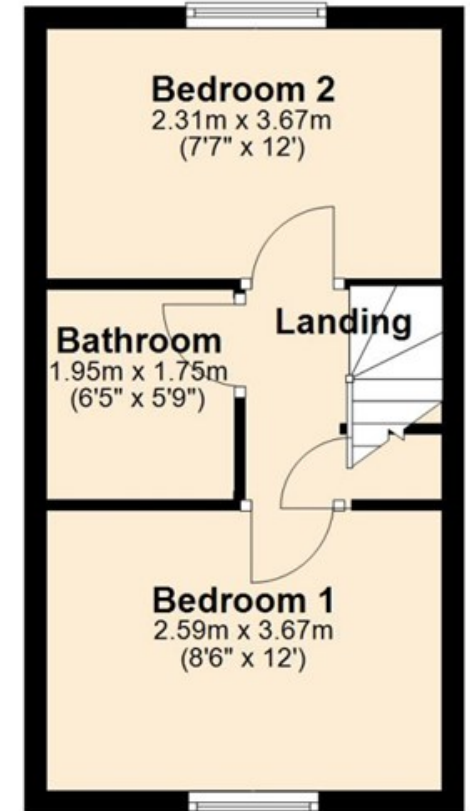
Outbuilding
Approx. 18.7 sq. metres (201.5 sq. feet)



Ground Floor
Approx. 26.6 sq. metres (286.7 sq. feet)



First Floor
Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 71.2 sq. metres (766.5 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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