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Rennishaw Way, Links View, NN2 7NE

£280,000 - Offers in Excess of Semi-Detached

3 1 2



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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A beautifully refurbished three-bedroom semi-detached home, situated in the popular Links View area. Offered to the market in immaculate condition, this stylish property has been thoughtfully renovated by the current owners to an exceptional standard throughout.

- ✓ Immaculate Condition
- ✓ Three Bedrooms
- ✓ Driveway Parking
- ✓ Two Reception Rooms
- ✓ Popular Area
- ✓ Boiler in Warranty
- ✓ Under-Floor Heating In Kitchen
- ✓ Views Of Allotments

Property Overview

A beautifully refurbished three-bedroom semi-detached home, situated in the popular Links View area. Offered to the market in immaculate condition, this stylish property has been thoughtfully renovated by the current owners to an exceptional standard throughout. The ground floor comprises a welcoming entrance porch, a spacious hallway, two generous reception rooms and a stunning kitchen/breakfast room-perfect for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a there piece family bathroom. Externally, the home benefits from a good-sized, private rear garden with view of the allotment and a driveway to the front providing parking for two cars. EPC Rating: D. Council Tax Band: C

PORCH

uPVC entrance door. Frosted double glazed windows to both sides and front elevations. Frosted French doors into hall.

HALL

Staircase rising to first floor. LVT flooring. Radiator. Understairs cupboard. Access into:

FAMILY ROOM 4.45m x 2.28m (14'7" x 7'6")

Double glazed window to front elevation. Radiator. Two cupboards housing electric and gas meters. LED lighting.

KITCHEN 5.33m x 2.68m (17'6" x 8'10")

Double glazed window to front elevation. Wall and base units. LVT flooring with underfloor electric heating. Cupboard housing combinatoin boiler (within warranty).Blanco stainless steel sink with mixer tap. Integrated fridge/freezer, dishwasher, washing machine, Zanussi electric hob and oven. uPVC door into side allowing access to front. Archway into:

LOUNGE/DIING ROOM 3.72m x 6.28m (12'2" x 20'7")

French doors to rear elevation. Double glazed window to rear elevation. Access to entrance hall. Radiator. Feature fireplace.

FIRST FLOOR LANDING

Cupboard. Access to loft.

BEDROOM ONE 3.58m x 3.38m (11'9" x 11'1")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.83m x 3.39m (9'3" x 11'1")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.48m x 1.85m (11'5" x 6'1")

Double glazed window to side elevation. Radiator.

OUTSIDE

FRONT GARDEN

Driveway parking for two cars.

REAR GARDEN

South east facing. Newly laid patio area. Mainly laid to lawn with some flower borders.

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 C

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 – 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, 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.



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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