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Russell Square, Moulton, NN3 7AN

£250,000 Terraced

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Department: Sales

Tenure: Freehold



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Property Summary

An immaculately presented two bedroom mid terrace home property with off road parking and a garage in a block.

Features & Utilities

- ✓ No Onward Chain
- ✓ Bay Fronted
- ✓ Off Road Parking
- ✓ Garage In Block
- ✓ Private Rear Garden
- ✓ Immaculately Presented



Property Overview

An immaculately presented two bedroom mid terrace home property with off road parking and a garage in a block. The property benefits from a front to back lounge/dining room, beautifully fitted kitchen with a range of integrated appliances and two double bedrooms. Situated in a quiet cul de sac location of Russell Square. Ideal for first time buyers and investors. Please call to arrange a viewing. EPC Rating: C. Council Tax Band: B

HALL

uPVC entrance door with obscure glazed panels. Staircase rising to first floor landing. Access to gas and electric meters. Door to:

LOUNGE/DINING ROOM 6.57m x 3.77m (21'6" x 12'4")

uPVC double glazed bay window to front elevation. Double glazed window to rear elevation. Two radiators. Under-stairs cupboard. Open to:

KITCHEN 2.36m x 2.30m (7'8" x 7'6")

uPVC double glazed door to garden. Wall and base units. Integrated fridge/freezer, microwave, washing machine, dishwasher, induction hob and electric oven. Sink with mixer tap.

FIRST FLOOR LANDING

Access to loft space. Boiler cupboard. Doors to:

BEDROOM ONE 3.31m x 4.77m (10'10" x 15'7")

Double glazed bay window to front elevation. Double glazed window to front elevation. Tall radiator. Fitted wardrobe. Bulk head cupboard.

BEDROOM TWO 2.57m x 2.67m (8'5" x 8'9")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe. Space for double bed.

BATHROOM

Obscure double glazed window. Heated towel rail. Suite comprising sink in vanity unit, bath with shower over and WC.

FRONT GARDEN

Off road parking for two cars.

REAR GARDEN

Artificial lawn. Steps up to lawn area. Block paved. Gated access to rear for bin access.

GARAGE

Situated in a block.

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 – Off-street, Garage, Garage en bloc

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

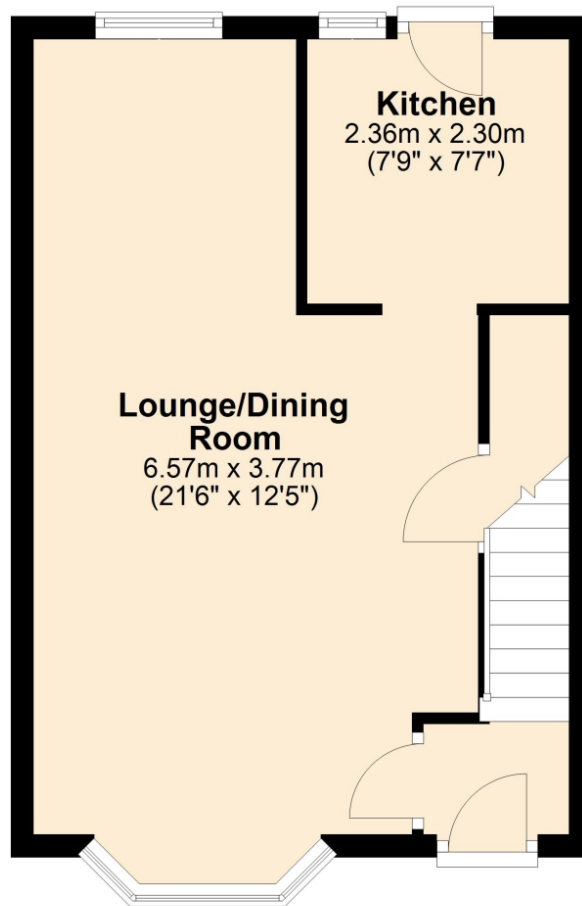
AGENTS NOTES

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

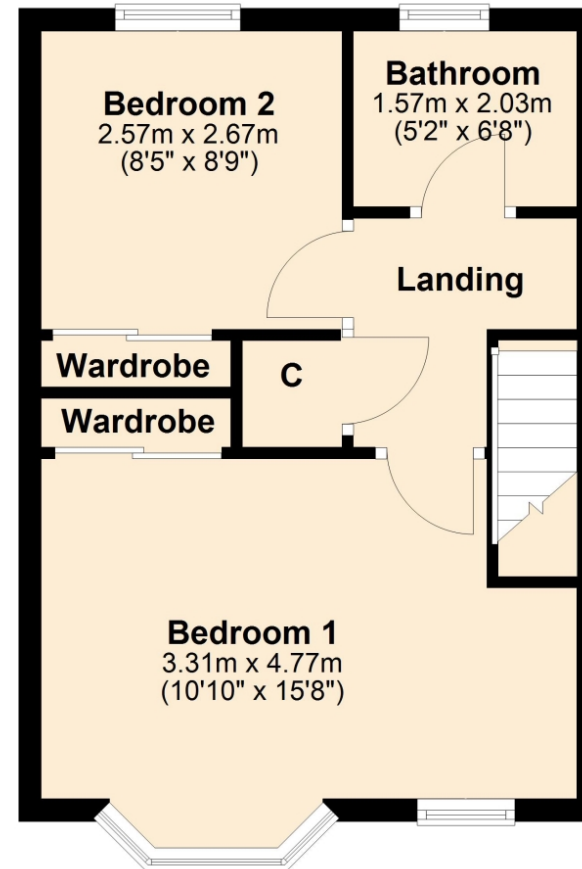
Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 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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