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Ryeland Road, Duston, NN5 6XJ

£279,995 Bungalow

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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 two bedroom semi-detached bungalow in this popular location.

Features & Utilities

- ✓ Rarely Available Two Bedroom Semi Detached Bungalow
- ✓ Garage & Off Road Parking
- ✓ Gas Radiator Heating & uPVC Double Glazing
- ✓ Utility Room
- ✓ Refitted Shower Room
- ✓ No Chain



Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom semi-detached bungalow in this popular location. The accommodation comprises side access hallway, front facing lounge, two bedrooms, refitted shower room, kitchen/breakfast room and separate utility room. Further benefits include off-road parking, garage and private garden. EPC Rating: D. Council Tax Band: C

PORCH

Obscure uPVC double glazed entrance door to side elevation. Tiled floor. Hardwood double glazed door to:

HALL

Access to part boarded loft space via ladder with light and housing boiler. Radiator. Cupboard. Coving.

LOUNGE 4.24m x 3.63m (13'10" x 11'10")

uPVC bay window to front elevation and window to side elevation. Radiator. Coving.

KITCHEN/BREAKFAST ROOM 2.88m x 2.57m (9'5" x 8'5")

uPVC double glazed window to side elevation. Wall and base units. Gas hob and extractor. Stainless steel sink with mixer tap. Tiling to splash back areas. Breakfast bar. Radiator. Space for fridge and freezer. Door to utility room.

UTILITY

uPVC door and window to rear elevation. Wall and base units. Tile effect flooring. Space for washing machine and tumble dryer.

BEDROOM ONE 3.10m x 3.68m (10'2" x 12')

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.64m x 2.71m (11'11" x 8'10")

uPVC double glazed sliding doors to rear elevation. Radiator. Coving. Up and over wardrobe.

SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising WC, wash hand basin n vanity unit and corner shower cubicle. Tiled floor and

tiling to splash back areas. Airing cupboard. Heated towel rail.

OUTSIDE

FRONT GARDEN

Block paved path. Borders and stocked beds.

REAR GARDEN

Enclosed by panelled fencing with concrete posts. Lawn and borders. Greenhouse. Side gate.

GARAGE

Up and over door.

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 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 – Off-street

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

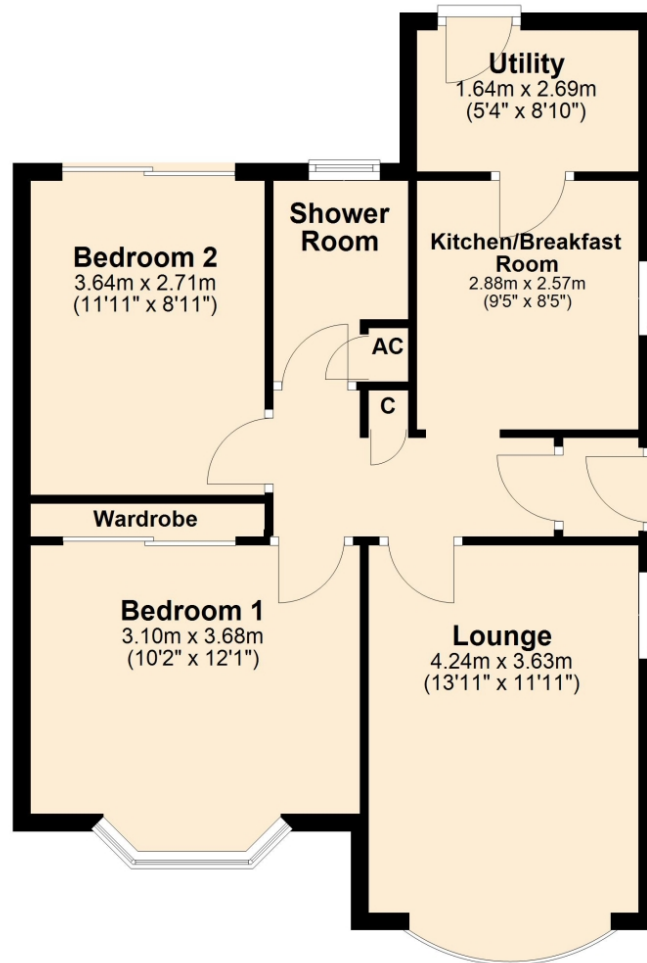
AGENTS NOTES

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. 62.1 sq. metres (668.0 sq. feet)



Total area: approx. 62.1 sq. metres (668.0 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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