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Ryland Road, Kingsley, NN2 7DL

£240,000 End of Terrace

4 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley
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Property Summary

Offered to the market with no upward chain, this four bedroom end of terrace home benefits from the added advantage of off road parking.

Features & Utilities

- ✓ No Upward Chain
- ✓ Four Bedrooms
- ✓ Off Road Parking
- ✓ Perfect For First Time Buy
- ✓ Double Glazed
- ✓ Gas Radiator Heating

Property Overview

Offered to the market with no upward chain, this four bedroom end of terrace home benefits from the added advantage of off road parking. The ground floor accommodation comprises living room, kitchen, WC, and family bathroom.

To the first floor are two double bedrooms and two single bedrooms, offering flexible living space for families or sharers.

Externally, the property enjoys a wraparound garden, with the rear garden featuring both decked and lawned areas, along with gated access to a private driveway.

An ideal first time purchase or investment opportunity. For further information or to arrange a viewing, please contact us on 01604 715000.

EPC Rating: E. Council Tax Band: A

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN

BATHROOM

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

OUTSIDE

FRONT GARDEN

REAR GARDEN

OFF ROAD PARKING

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – 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

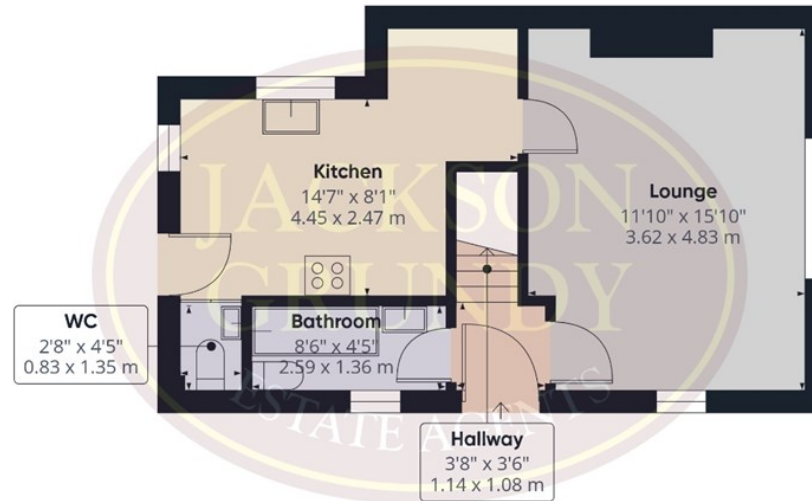
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

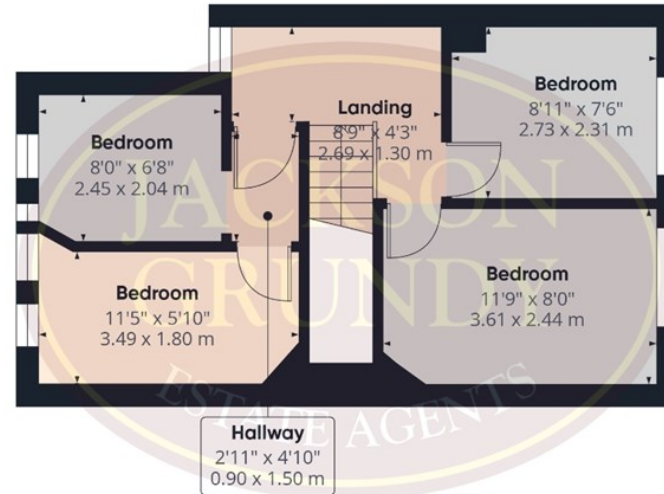
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

729 ft²

67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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