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# Sir John Pascoe Way, Duston, NN5 6PN

£179,995 Semi-Detached

2 1 1



**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 well presented two bedroom semi-detached cluster house in this popular Sir John Pascoe Way location.

## Features & Utilities

- ✓ Well Presented
- ✓ Two Bedroom Semi-Detached
- ✓ Allocated Parking For Two Cars
- ✓ uPVC Double Glazing
- ✓ Electric Heating
- ✓ Popular Location

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached cluster house in this popular Sir John Pascoe Way location. The accommodation comprises entrance lobby, lounge and kitchen. Upstairs there are two bedrooms and a bathroom. Further benefits include uPVC double glazing, modern replacement electric heating, allocated parking and communal enclosed lawn to front. EPC Rating: D. Council Tax Band: B

## HALL

uPVC double glazed entrance door. Doors adjoining.

## KITCHEN 3.79m x 1.75m (12'5" x 5'9")

uPVC double glazed window to front and side elevations. Wall and base units. Stainless steel sink with mixer tap. Hob with integral oven below and extractor above. Splash back tiling. Space for washing machine. Integral fridge/freezer. Tiled floor.

## LOUNGE 3.75m x 4.28m (12'4" x 14'1")

uPVC double glazed window to front elevation. Staircase to first floor landing. Wall mounted modern electric radiator. Wall mounted electric fireplace.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.11m x 3.16m (10'2" x 10'4")

uPVC double glazed window to front elevation. Cupboard housing water heater. Built-in wardrobe. Wall mounted modern electric radiator.

## BEDROOM TWO 1.70m x 2.80m (5'7" x 9'2")

uPVC double glazed window to front elevation. Wall mounted modern electric radiator.

## BATHROOM

Obscure uPVC double glazed window to side elevation. Suite comprising WC, pedestal hand wash basin with mixer tap and panelled bath with mixer tap and electric shower over. Fully tiled.

## **OUTSIDE**

Communal front lawn enclosed via private hedge. Allocated parking for two vehicles.

## **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 B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Ask Agent

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Allocated

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

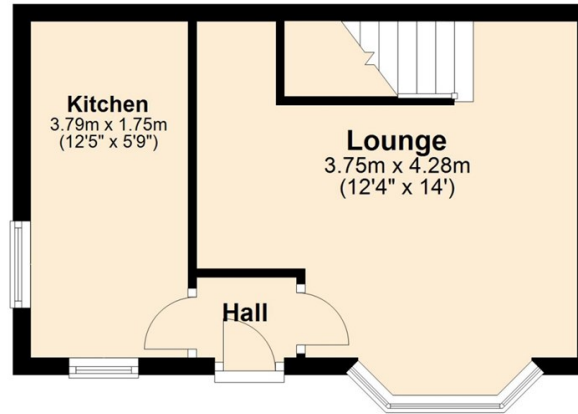
### AGENTS NOTES

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

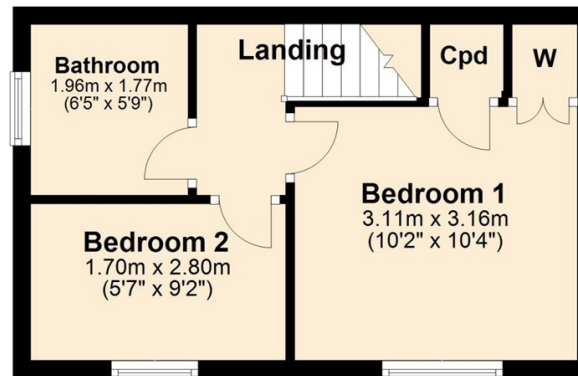
## Ground Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



## First Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 48.7 sq. metres (524.0 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.

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