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# Tibbs Way, Bugbrooke, NN7 3RU

£240,000 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 home in this popular cul-de-sac location within Bugbrooke.

## Features & Utilities

- ✓ Well Presented
- ✓ Two Bedrooms
- ✓ Garage
- ✓ Private Rear Garden
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ Popular Location
- ✓ Ideal First Purchase

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached home in this popular cul-de-sac location within Bugbrooke. The accommodation comprises entrance hall, WC, kitchen and lounge/dining room. Upstairs there are two double bedrooms and a bathroom. Further benefits include uPVC double glazing, gas central heating, single garage and private rear garden. EPC Rating: C. Council Tax Band: C

## HALL

Entrance door. Staircase rising to first floor landing.

## WC

uPVC double glazed window to side elevation. Radiator. Suite comprising low level WC and wash hand basin.

## KITCHEN 3.16m x 1.86m (10'4" x 6'1")

uPVC double glazed window to front elevation. Radiator. A range of wall and base units. Work surfaces. Ceramic Sink and drainer. Space for Cooker, washing machine and upright fridge/freezer. Tiling to splash back areas.

## LOUNGE/DINING ROOM 4.51m x 3.79m (14'10" x 12'5")

uPVC double glazed window and sliding patio doors to rear elevation, leading to the garden. Radiator. Understairs cupboard.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.25m x 3.79m (10'8" x 12'5")

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.63m x 3.84m (8'8" x 12'7")

uPVC double glazed window to front elevation. Radiator. Cupboard over stairs.

## BATHROOM

Heated towel rail. Suite comprising bath with shower over, wash hand basin and low level WC. Tiling to splash back areas.

## **OUTSIDE**

### **FRONT GARDEN**

Off road parking leading to garage. Path to front door. Shrubs. Lawn.

### **GARAGE**

Up and over door.

### **REAR GARDEN**

Enclosed by timber fencing. Patio. Remainder mainly laid to lawn with shrub 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 – C

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, Garage

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

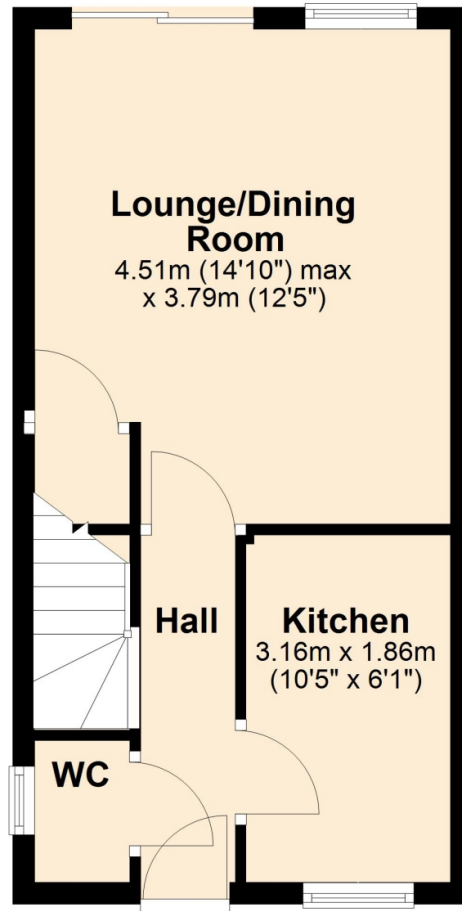
### AGENTS NOTES

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.

# Floorplan

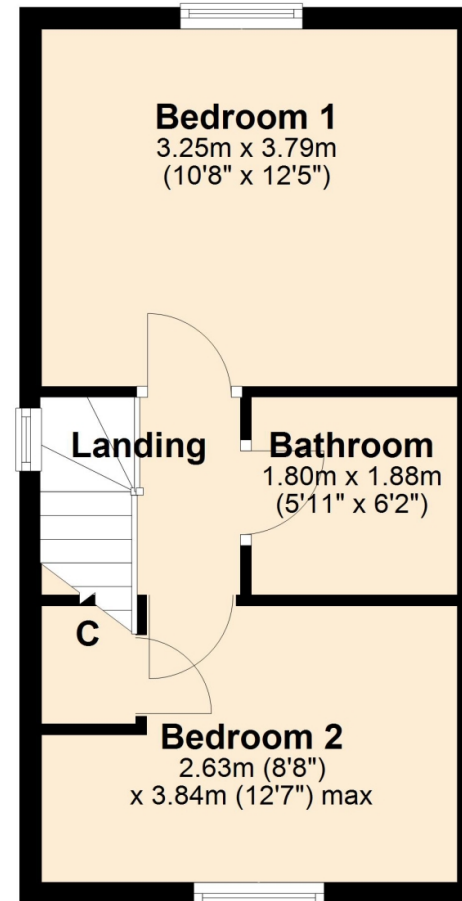
## Ground Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



## First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 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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