



www.jacksongrundy.com

Tyes Court, Lings, NN3 8LP

£250,000 End of Terrace

4 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 bring to the market this spacious four bedroom end of terrace house with off road parking.

Features & Utilities

- ✓ Three Storey
- ✓ End Of Terrace
- ✓ Four Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Off Street Parking For Two Cars
- ✓ Rear Access



Property Overview

Jackson Grundy are delighted to bring to the market this spacious four bedroom end of terrace house with off road parking. The property comprises entrance hallway, bedroom, WC and kitchen/dining room. To first floor there is a bedroom and lounge and to the second floor there are two bedrooms and a bathroom. To the rear is an enclosed garden with rear access. Early viewings are recommended. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B

ENTRANCE HALL

Double glazed entrance door. Radiator. Staircase leading to first floor landing.

BEDROOM FOUR 3.20m x 2.03m (10'6 x 6'8)

Double glazed window to front elevation. Radiator.

WC

Suite comprising wash hand basin and low level WC. Part tiled walls. Extractor.

KITCHEN/DINING ROOM 4.45m x 3.56m (14'7 x 11'8)

Double glazed window and door to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers. One and a half bowl sink and drainer. Electric oven, hob and extractor. Space for washing machine, tumble dryer and fridge freezer. Partially tiled.

FIRST FLOOR LANDING

Storage cupboard. Staircase to first floor landing.

LOUNGE 4.39m x 3.56m (14'5 x 11'8)

Double glazed window to front elevation. Radiator. TV point. Telephone point.

BEDROOM TWO 3.20m x 3.56m (10'6 x 11'8)

Double glazed window to rear elevation. Radiator.

SECOND FLOOR LANDING

Storage cupboard. Access to loft space.

BEDROOM ONE 4.39m x 3.56m (14'5 x 11'8)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.59m x 3.56m (8'6 x 11'8)

Double glazed window to front elevation. Radiator.

BATHROOM

Heated towel rail. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor.

OUTSIDE

FRONT GARDEN

Block paved parking for two cars.

REAR GARDEN

Paved walkway and stone chipped area. Gate rear access.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiator

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

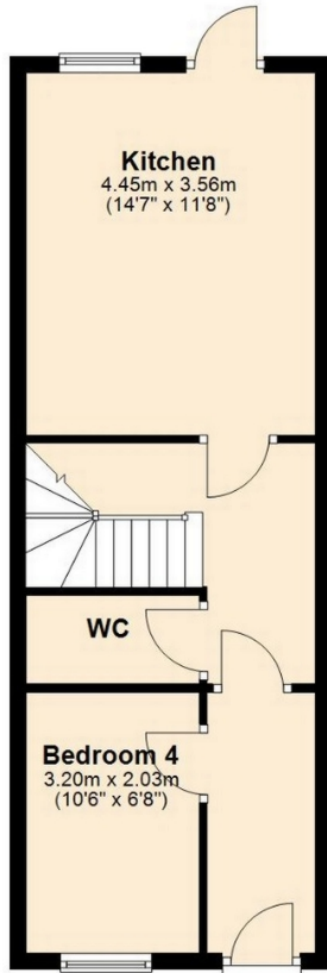
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

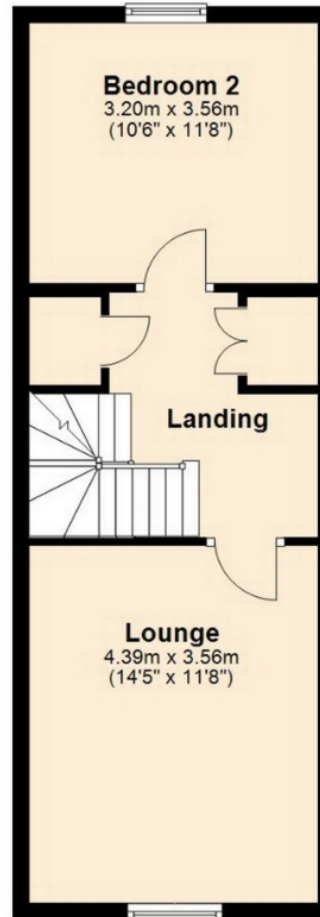
Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



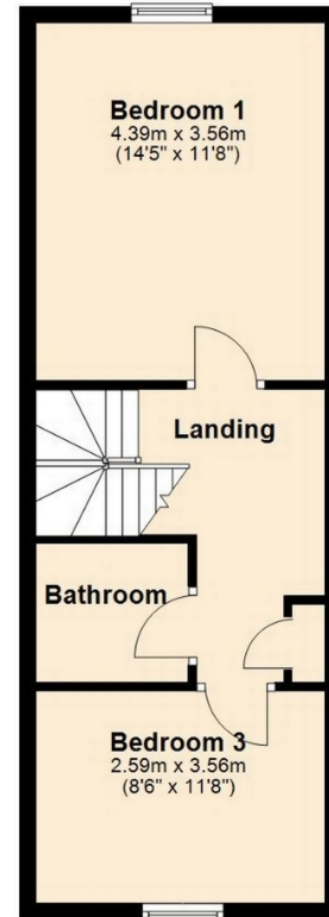
First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 115.0 sq. metres (1237.4 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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