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# Yelvertoft Road, Kingsthorpe, NN2 7TQ

£210,000 Bungalow

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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Situated within close proximity to local supermarkets, bus stops and amenities is this modern two bedroom semi-detached bungalow.

## Features & Utilities

- ✓ No Chain
- ✓ Semi-detached
- ✓ Bungalow
- ✓ Two Bedrooms
- ✓ Modern Kitchen
- ✓ Modern Bathroom
- ✓ Side Access
- ✓ Boarded Loft Space with Ladder
- ✓ Enclosed Rear Garden
- ✓ Close to Local Amenities

# Property Overview

Situated within close proximity to local supermarkets, bus stops and amenities is this modern two bedroom semi-detached bungalow benefitting from uPVC double glazing throughout and replaced modern kitchen. The accommodation comprises entrance hall, lounge, two bedrooms, modern bathroom and kitchen. To the rear is a fully enclosed garden with patio area, and wider than average side pedestrian access to the front of the property. Offered to market with no onward chain. Call 01604 722197 to arrange a viewing. EPC Rating: D. Council Tax Band: A.

## ENTRANCE HALL

uPVC entrance door. Adhesive floor tiles. Cupboard housing meters. Radiator. Access to loft space. Doors to:

## LOUNGE 3.50m max x 3.03m (11'6 x 9'11)

uPVC double glazed bay window to front elevation. Radiator. LVT flooring. Log burner

## KITCHEN 2.45m x 2.09m (8'1 x 6'10)

uPVC double glazed window to rear elevation. Base and wall mounted units. Wood worktop. One and a half bowl sink and drainer with mixer tap over. Tiled splash back over worktop. Integrated fan oven with gas hob and extractor fan over. Tile effect flooring. Space for fridge freezer and washing machine.

## BEDROOM ONE 3.74m x 2.79m (12'3 x 9'2)

uPVC double glazed bay window to front elevation to rear elevation. Radiator. Laminate Flooring.

## BEDROOM TWO 2.92 x 2.33m (9'7 x 7'8)

uPVC double glazed bay window to front elevation. Radiator. Laminate Flooring.

## BATHROOM

Obscure uPVC double glazed window to side elevation. Towel radiator. Suite comprising low level WC, shower and vanity sink with storage under. Tiled from floor to ceiling.

Loft Space – Functioning ladder, carpeted, storage and lighting.

## OUTSIDE

### FRONT GARDEN

Low brick wall. Paved area. Concrete path leading to front door and side access gate.

### REAR GARDEN

Surrounded by fence. Grass area. Patio area leading to gated side access to front of the property.

### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Rendered/Brick

Outstanding Building Work/Approvals – No

## DRAFT DETAILS

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

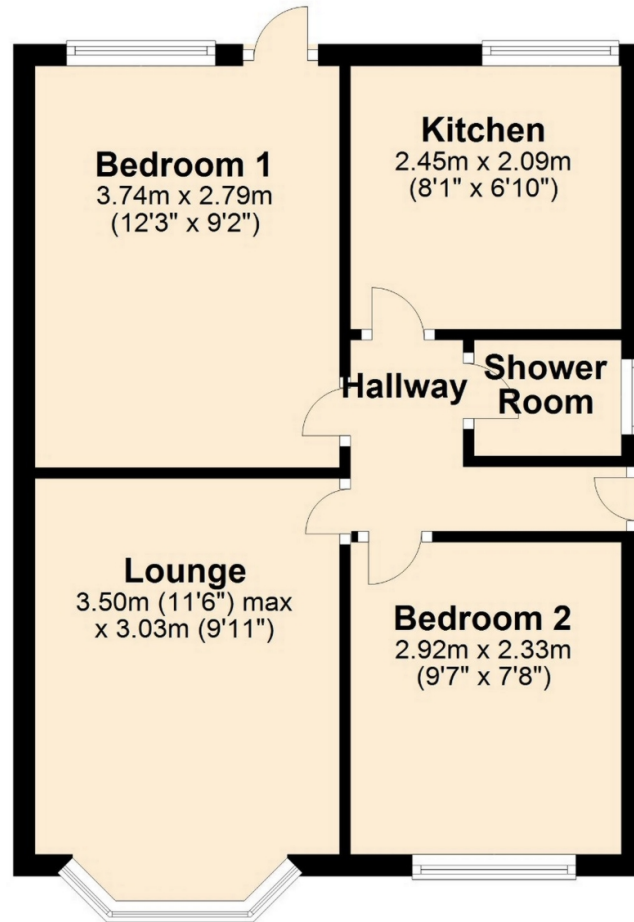
## AGENTS NOTES

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. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 40.0 sq. metres (430.3 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](http://www.jacksongrundy.com)

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