



Jenkinson realestates

Lanfranc Road Deal

Asking Price £289,950

Freehold

Energy Performance Rating = C

Semi Detached Home
Living Room And Kitchen

Cul-De-Sac Location
Downstairs W.C./Cloakroom

Two Double Bedrooms
Family Bathroom

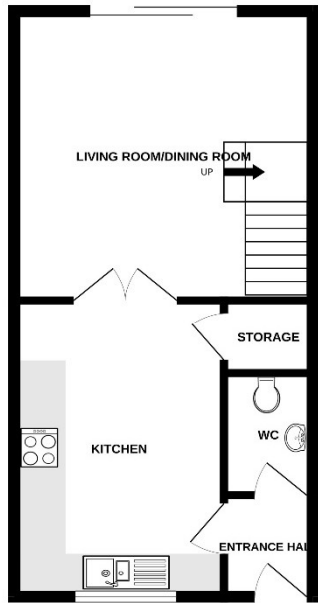
Exclusively via Jenkinson Estates is very well presented semi detached modern home in an increasingly popular residential location. This home would suit any aspiring first time buyer as it would for anyone looking to downsize into a home that is ready to move straight into. These homes offer a great blend between living and bedroom accommodation and all in generous proportions. The accommodation begins with the entrance hall and this leads to the cloakroom w.c and also into the kitchen and access through to the spacious living room which overlooks the rear gardens. The first floor accommodation offers two double bedrooms and bathroom. Externally the home has both front and rear gardens with an outside security in the rear garden with shed and access to the side via a timber gate, this leads to the driveway that offers off street parking for at least two cars. The property does benefit an alarm system. This property comes to the market with No Onward Chain complications. All viewings are by prior appointment and exclusively via Jenkinson Estates. Council



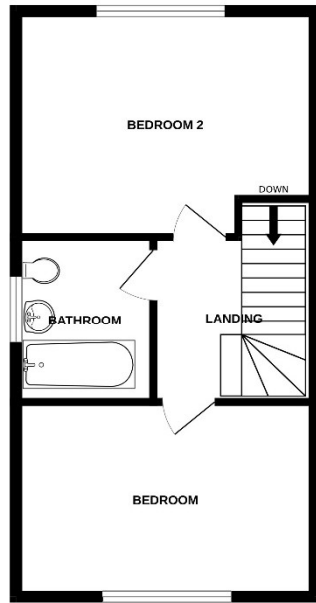
Tax Band C



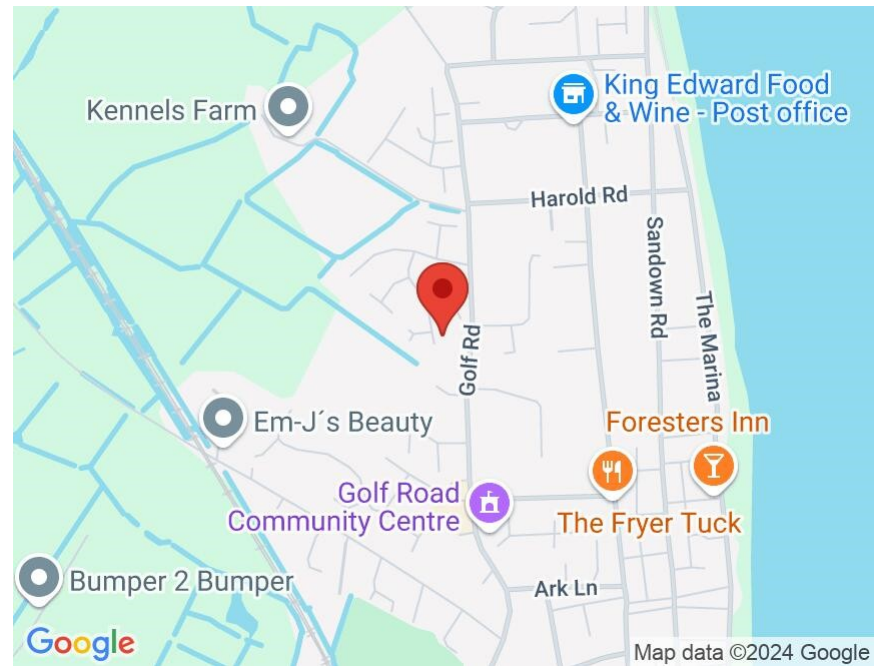
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagon 02/2024



Accommodation

Entrance Hall

Separate W.C./Cloakroom

Kitchen

13'3" x 8'3" (4.04m x 2.51m)

Living Room

14'5" x 11'9" (4.39m x 3.58m)

First Floor

Bedroom

11'9" x 9'8" (3.58m x 2.95m)

Bedroom

11'9" x 9'8" (3.58m x 2.95m)

Bathroom

7'4" x 5'2" (2.24m x 1.57m)

Rear Garden

35'0" x 21'0" (10.67m x 6.40m)

Front Garden

Drive/Parking

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

