



05.01.2021 11:04

King & Co.
ESTATE AGENTS

8 JESSOP CLOSE, CHERRY WILLINGHAM
LN3 4PP
£194,950



05.01.2021 10:58



ENTRANCE HALLWAY

with carpet and radiator, access to left space and door chimes,

LOUNGE

12' 9" x 13' 8" (3.90m x 4.18m) Having a square bay window with vertical blinds to the front elevation, fireplace with inset coal effective fire and fitted wall lights to one wall, radiator and fitted carpet.

DINING ROOM

8' 10" x 10' 6" (2.71m x 3.21m) with fitted carpet and radiator and serving hatch through to the kitchen the dining room overlooks the rear garden with a part PVCu and glass door having vertical blinds leading onto the patio.

KITCHEN

10' 10" x 8' 9" (3.31m x 2.67m) having a window with roller blind to the rear elevation the kitchen has a mixture of base and wall units including a stainless steel single drainer and sink unit with mixer taps, free standing valiant gas cooker and a larder unit to one wall. Fitted carpet, radiator and wall mounted gas boiler.



BEDROOM 1

12' 1" x 10' 0" (3.7m x 3.06m) Having window with vertical blinds to the front elevation, fitted carpet and radiator

SHOWER ROOM

Having a low level WC and vanity basin, walk in shower cubicle with power shower, radiator and vinolay to the floor. Also housing the airing cupboard with lagged hot water tank and shelving

BEDROOM 2

7' 10" x 11' 1" (2.4m x 3.4m) having window to the rear elevation, fitted carpet and radiator.



OUTSIDE

Having low maintenance front garden being mainly gravel with borders, a tarmac driveway offering ample parking leads down the side of the bungalow to;

GARAGE

with up and over door

REAR GARDEN

A low maintenance rear garden on 2 levels with established shrubs and pots and again being laid with gravel to other areas. The garden offers some outside lighting, a greenhouse and garden shed.



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

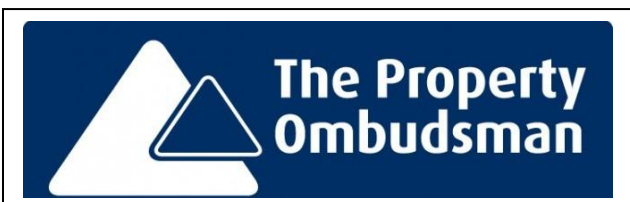
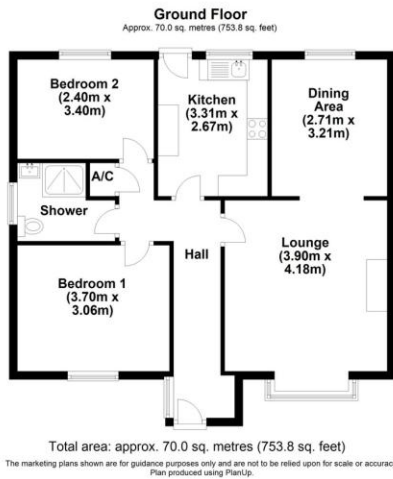
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	