

# BRUNTON

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## RESIDENTIAL



**WINDSOR COURT, KINGSTON PARK, NE3**

Offers Over £240,000



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### EXCELLENT LOCATION - THREE BEDROOM HOME - NO ONWARD CHAIN

Brunton Residential are delighted to offer the three bedroom semi-detached home located on Windsor Court in the ever popular Kingston Park, this extended property has three bedrooms, rear garden, off-street parking and would make a great family home. The property is presented with no onward chain.



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Accommodation briefly comprises; entrance porch leading to the hallway which provides stairs to the first floor and access to the extended kitchen/diner area to the rear. The kitchen itself offers a range of wall and floor units, coordinated work surfaces and some fitted appliances. There are French doors leading to the rear garden, access to a utility room and downstairs WC and ample space for formal dining. There is a comfortable lounge to the front of the property with large window and double doors to the dining area. To the first floor are two double bedrooms, a single bedroom which would make an excellent home office or nursery and a family bathroom with WC, basin, bath and walk-in shower.

Externally, there is a lawned garden to the front with block-paved driveway providing off-street parking and access to the property and integral garage. To the rear is west-facing garden made up of lawned and patio areas with fenced boundaries.





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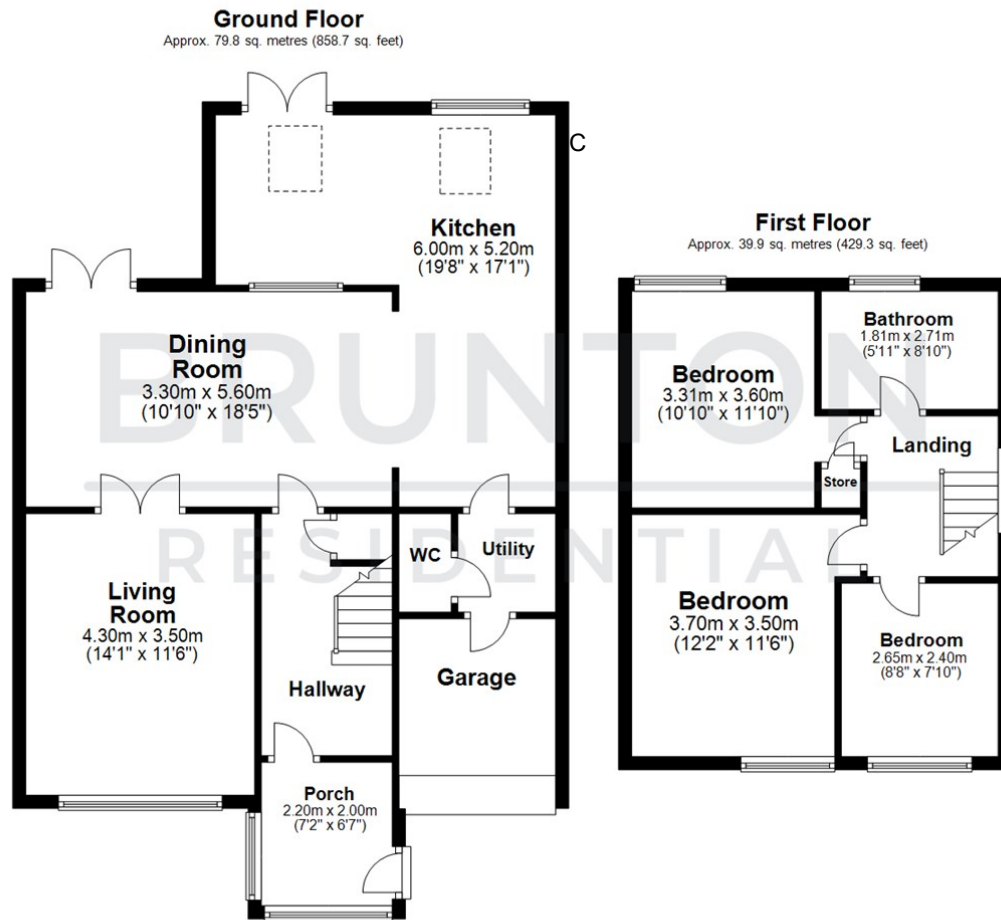
TENURE : Freehold

LOCAL AUTHORITY :

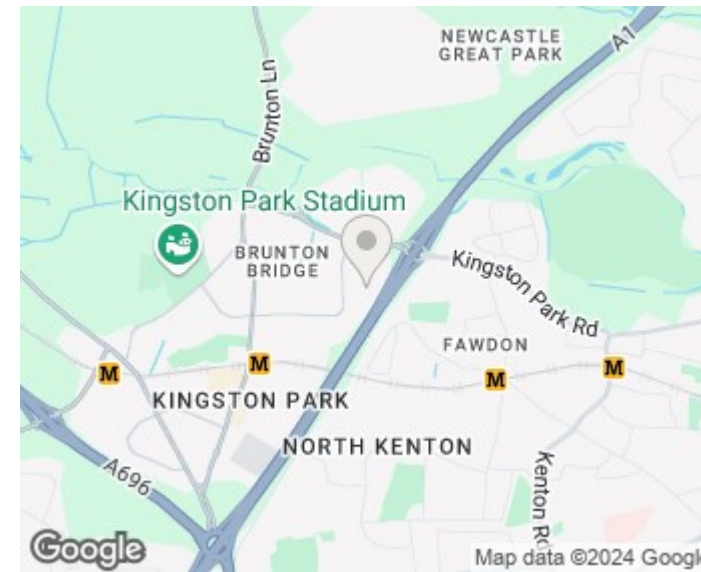
COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	