



Jubilee Grove, Billingham

Billingham



In Excess of £140,000



## 44 Jubilee Grove

Billingham, Billingham

Nestled in the sought-after Wolviston Court area of Billingham, this charming two-bedroom semi-detached bungalow presents an enticing opportunity for those seeking a comfortable and convenient abode with no onward chain. The property features a west-facing rear garden, perfect for enjoying sunny afternoons and evenings and a bathroom with a separate shower cubicle. A driveway and garage ensure ample parking space, while UPVC double glazing and gas central heating provide both comfort and energy efficiency. Boasting a prime location near local shops, this home is ideal for those desiring both tranquillity and accessibility.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**Entrance Vestibule**

**Lounge**

10' 7" x 13' 6" (3.22m x 4.11m)

**Dining Room**

10' 7" x 9' 9" (3.22m x 2.96m)

**Kitchen**

10' 1" x 10' 6" (3.08m x 3.20m)

**Bathroom**

7' 1" x 5' 6" (2.15m x 1.67m)

**Wc**

**Bedroom One**

11' 8" x 9' 9" (3.55m x 2.96m)

**Bedroom Two**

11' 9" x 10' 1" (3.57m x 3.08m)





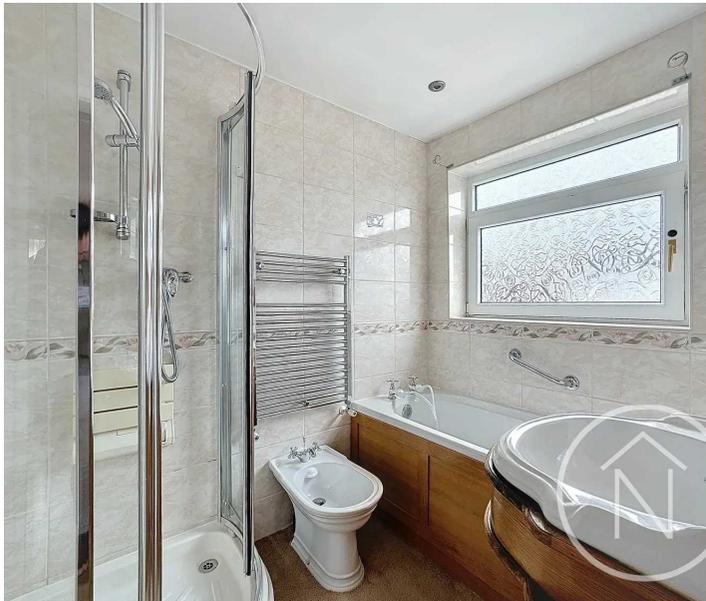
**GARDEN**

**GARAGE**

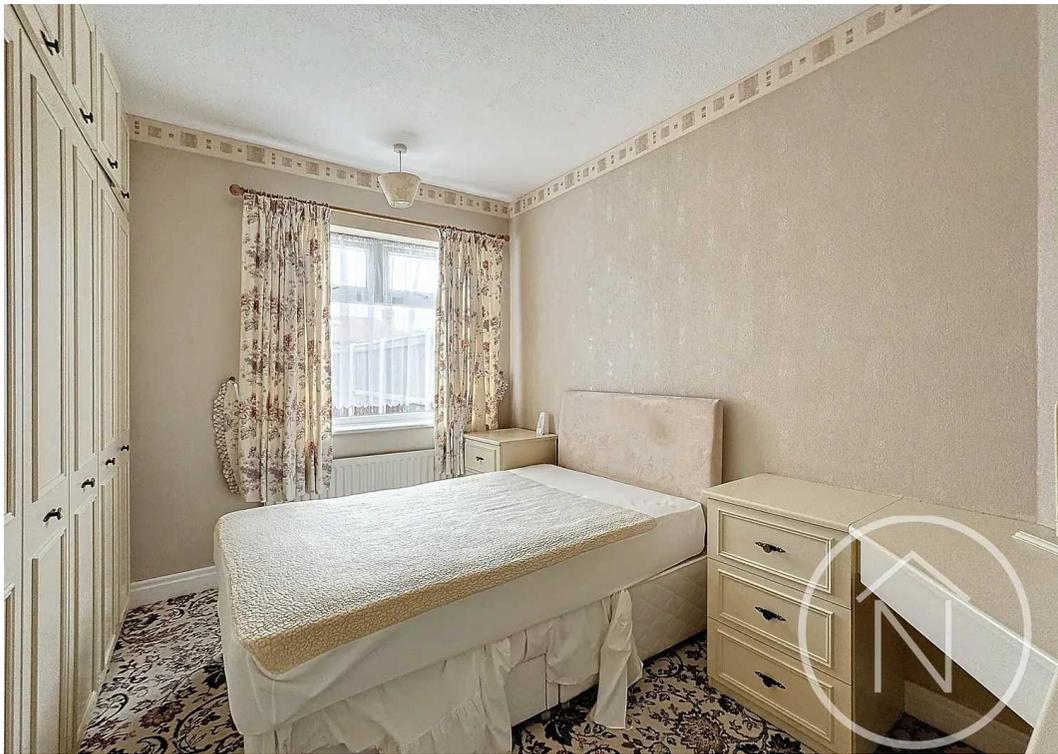
Single Garage

**DRIVEWAY**

1 Parking Space







## Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

floor plan(s) by Northgate? for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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