



## Jasmine Road, Rush Green, RM7 0WZ

- Guide Price £350,000 - £375,000
  - Two Double Bedrooms
  - Ground Floor WC
  - Double Glazing
  - New Boiler 2024
    - 40ft Garden
    - Driveway

**Freehold - Council Tax: D**

# Jasmine Road

Rush Green, RM7 0WZ



## Entrance Hall

Entrance door, tiled flooring, stairs to 1st floor,

## Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, tiled flooring, radiator.

## Kitchen

9'11 x 5'6 (3.02m x 1.68m)

Double glazed window to front, Tiled flooring, wall and base units, stainless steel single drainer sink, plumbing for washing machine, gas hob, oven and extractor, part tiled walls, boiler.

## Reception Room

16'1 x 11'11 (4.90m x 3.63m)

Double glazed French doors and window to rear, carpet, radiator, under stairs cupboard.

## Landing

Carpet, loft access.

## Bedroom One

11'11 x 10'2 narrowing to 8'8 (3.63m x 3.10m narrowing to 2.64m)

Double glazed window to rear, carpet, radiator.

## Bedroom Two

11'11 x 10'5 (3.63m x 3.18m)

Double glazed window to front, carpet, radiator, cupboard.

## Bathroom

Panelled bath, pedestal wash hand basin, low level WC, tiled flooring, part tiled walls, radiator.

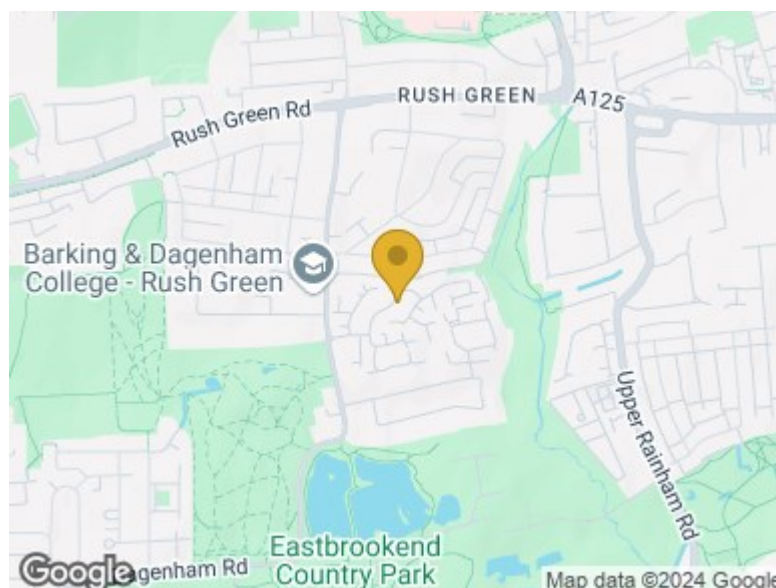
## Garden

40' (12.19m)

Patio area, lawn, shed, outside light.

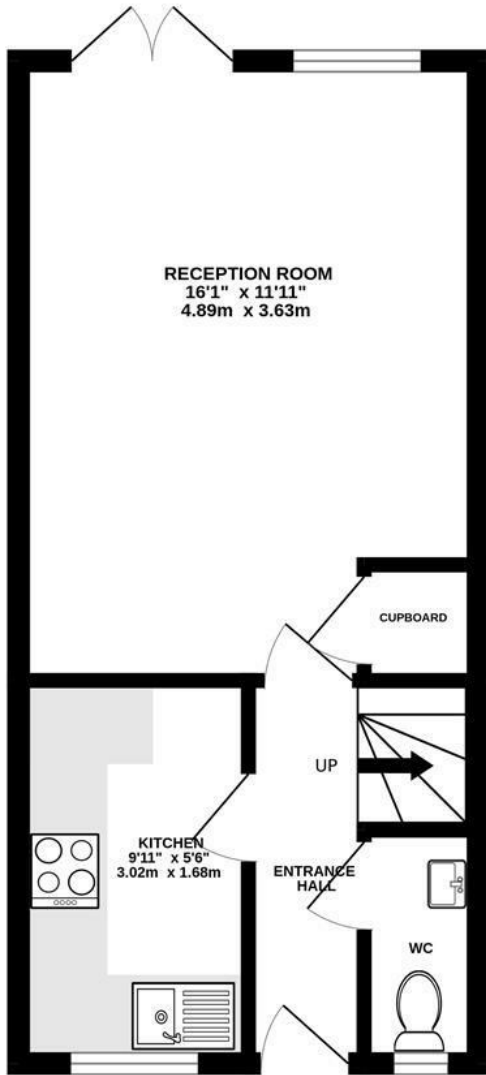
## Parking

Driveway to front.

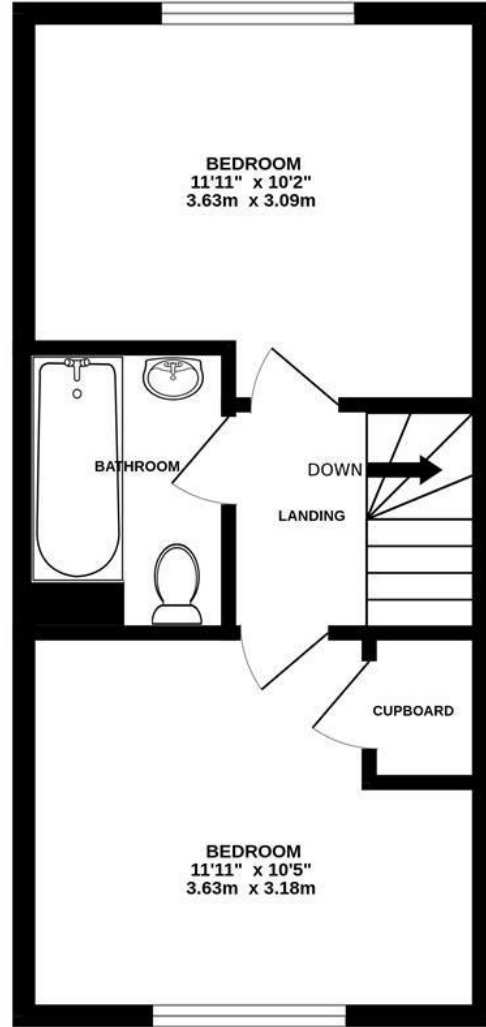




**GROUND FLOOR**  
309 sq.ft. (28.7 sq.m.) approx.



**1ST FLOOR**  
306 sq.ft. (28.4 sq.m.) approx.



**TOTAL FLOOR AREA: 615 sq.ft. (57.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.  
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Material Information:  
Council Tax Band: D  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	90

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