



nick tart

15 Grove Crescent

OIRO £285,000

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Situated in a popular area of Low Town is this stunning semi-detached home standing in a quiet cul-de-sac. Improved greatly by its current owners the property is presented wonderfully and features extended ground floor accommodation and would suit a variety of lifestyles and owners. Within easy reach of local amenities, public transport and Primary schooling, the property comprises of an entrance porch opening into the entrance hall, sitting room to the front, a superb open plan dining/family room/kitchen being perfect for those who wish to entertain or need that extra bit of living space, separate utility and finally a shower room with W.C to the ground floor. Three bedrooms and a stylish family bathroom are on offer to the first floor. UPVC double glazing, gas fired central heating and plenty of built in storage throughout. Driveway parking for two vehicles is on offer to the front whilst the rear garden has decking, a lawned area and is fully enclosed. Early viewing is essential.

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £40 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal for its role in the provision of these checks.”

Council Tax Band : B
EPC Rating : D
Tenure : Freehold

All Mains Services



Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.



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