



Jubilee Road,

welcome to

Jubilee Road,

GUIDE PRICE £170,000 - £180,000 A well-presented three-bedroom semi-detached property located in the S9 area, offering convenient access to local amenities, schools, parks, and excellent transport links.



Accommodation Ground Floor

Main Reception

With a UPVC double-glazed entrance door, a staircase leading to the first-floor accommodation, a modern radiator with TRV, marble-effect laminate flooring, and a door to the right leading into the living room.

Lounge

12' 1" x 15' 1" (3.68m x 4.60m)

With a Georgian-style UPVC double-glazed window to the front elevation, a radiator, continuation of marble-effect laminate flooring into the living room, TV points, coving, and a door leading through to the kitchen.

Kitchen Diner

10' 11" x 15' 6" (3.33m x 4.72m)

First Floor Accommodation

Main Landing

With a Georgian-style UPVC double-glazed window, loft access, and a cupboard housing a wall-mounted gas boiler.

Bedroom One

8' 11" x 14' 6" (2.72m x 4.42m)

With a Georgian UPVC double-glazed window, a radiator, and coving.

Bedroom Two

9' x 11' 11" (2.74m x 3.63m)

With a Georgian-style UPVC double-glazed window, a radiator, and coving.

Bedroom Three

9' 7" x 6' 3" (2.92m x 1.91m)

Has a Georgian UPVC double-glazed window, a radiator, and coving.

Bathroom

With a Georgian frosted UPVC double-glazed window, a chrome towel heater rail, and a white three-piece suite consisting of a low-flush WC, a hand wash basin set into a gloss white vanity unit, and a P-shaped panel bath with a hot/cold mixer tap.

An overhead mains shower features two shower heads and a glass shower screen. The room is finished with tiled walls, tiled flooring, a PVC ceiling, and inset ceiling spotlights.



view this property online williamhbrown.co.uk/Property/CPK115000



welcome to Jubilee Road,

- SEMI DETACHED PROPERTY WITHIN S9
- THREE BEDROOMS
- GENEROUS KITCHEN DINER
- MODERN FAMILY BATHROOM
- OFF-STREET PARKING VIA DRIVEWAY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115000



Property Ref:
CPK115000 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk