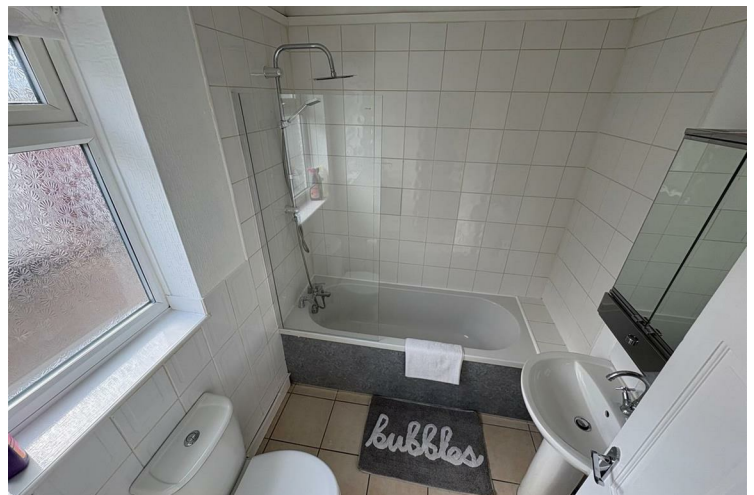




Jubilee Grove  
Wolviston Court, Billingham

£150,000  
ENERGY RATING: D-64

Offer with the benefit of no chain, this spacious two double bedroom, two reception room semi-detached bungalow in this popular & quiet area. The property comprises; lounge, dining room, two double bedrooms and modern kitchen and bathroom. There are gardens to the front & rear with lawns, patios & gravelled areas and a detached garage. Energy Rating: D-64. Council Tax Band: B (£1,937.35).





- Two Double Bedrooms • Two Receptions Rooms • Modern Kitchen & Bathroom • Gardens, Drive & Garage

## Lounge

**4.20m (into bay) x 4.04m (13'9" (into bay) x 13'3")**

Front aspect UPVC entrance door and bay window, feature fireplace with inset electric fire, picture rail, coving and a radiator.

## Bedroom Two

**3.22m x 3.07m (10'6" x 10'0")**

Front aspect UPVC double glazed window, coving and a radiator.

## Dining Room

**3.28m x 4.04m (10'9" x 13'3")**

Side aspect UPVC double glazed window, meter cupboard, radiator and access to loft via pull down ladder.

## Bedroom One

**3.46m x 3.07m (11'4" x 10'0")**

Rear aspect UPVC double glazed window, coving and a radiator.

## Kitchen

**3.02m x 3.11m (9'10" x 10'2")**

Rear aspect window UPVC double glazed window & door opening to the garden. Base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, 5-ring gas hob with oven below & extractor hood over, tiled floor, coving and a radiator.

## Inner Hall

Space & plumbing for washing machine and a wall mounted Baxi combi boiler.

## Bathroom/WC

Side aspect UPVC double glazed windows, panel enclosed bath with mixer shower over, pedestal wash basin, low level WC, part-tiles walls, tiled floor, coving, extractor fan and a radiator.

## Externally

There is a lawned & gravelled garden to the front of the property. To the rear is a lawned & paved garden with a detached sectional garage.





- Popular & Quiet Location • Energy Rating: D-64 • Council Tax Band: B (£1,937.35 ) • NO FORWARD CHAIN!!





Measurements are approximate. Not to scale. For illustrative purposes only.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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