

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grange Road, Bowers Gifford, SS13 2LW



£365,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this one bedroom detached bungalow situated just off Pound Lane in Bowers Gifford. This cosy property benefits from having a lounge with separate dining area; good sized bedroom; 70' South backing rear garden and also has planning consent passed to convert to a two bedroom under planning reference 23/01124/FULL.

EPC rating - D. Our ref: 14895

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Grange Road, Bowers Gifford, SS13 2LW

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved ceiling. Two built in storage cupboards. Radiator. Doors to:

LOUNGE 17' 4" x 10' (5.28m x 3.05m)

UPVC double glazed patio doors providing access to and overlooking REAR GARDEN. Radiator. Opening to:



DINING AREA 9' 10" x 8' (3m x 2.44m)

UPVC double glazed window to front aspect. Radiator. Door to:



BEDROOM 13' 1" x 9' 9" (3.99m x 2.97m)

Coved ceiling. UPVC double glazed window with blind to remain, to front aspect. Radiator.



KITCHEN 12' x 8' (3.66m x 2.44m)

UPVC double glazed window to rear aspect. Obscure uPVC double glazed door to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink. Space for electric cooker. Space for washing machine. Space for fridge/freezer. Wall mounted combination boiler. Vinyl flooring.



BATHROOM 9' 5" x 4' 6" (2.87m x 1.37m)

Obscure uPVC double glazed window to side aspect. Loft access hatch. Three piece suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Chrome heated ladder style towel rail. Part tiled walls. Vinyl flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for one vehicle. Double opening wrought iron gates to side leading to **REAR GARDEN**. Established flower beds.

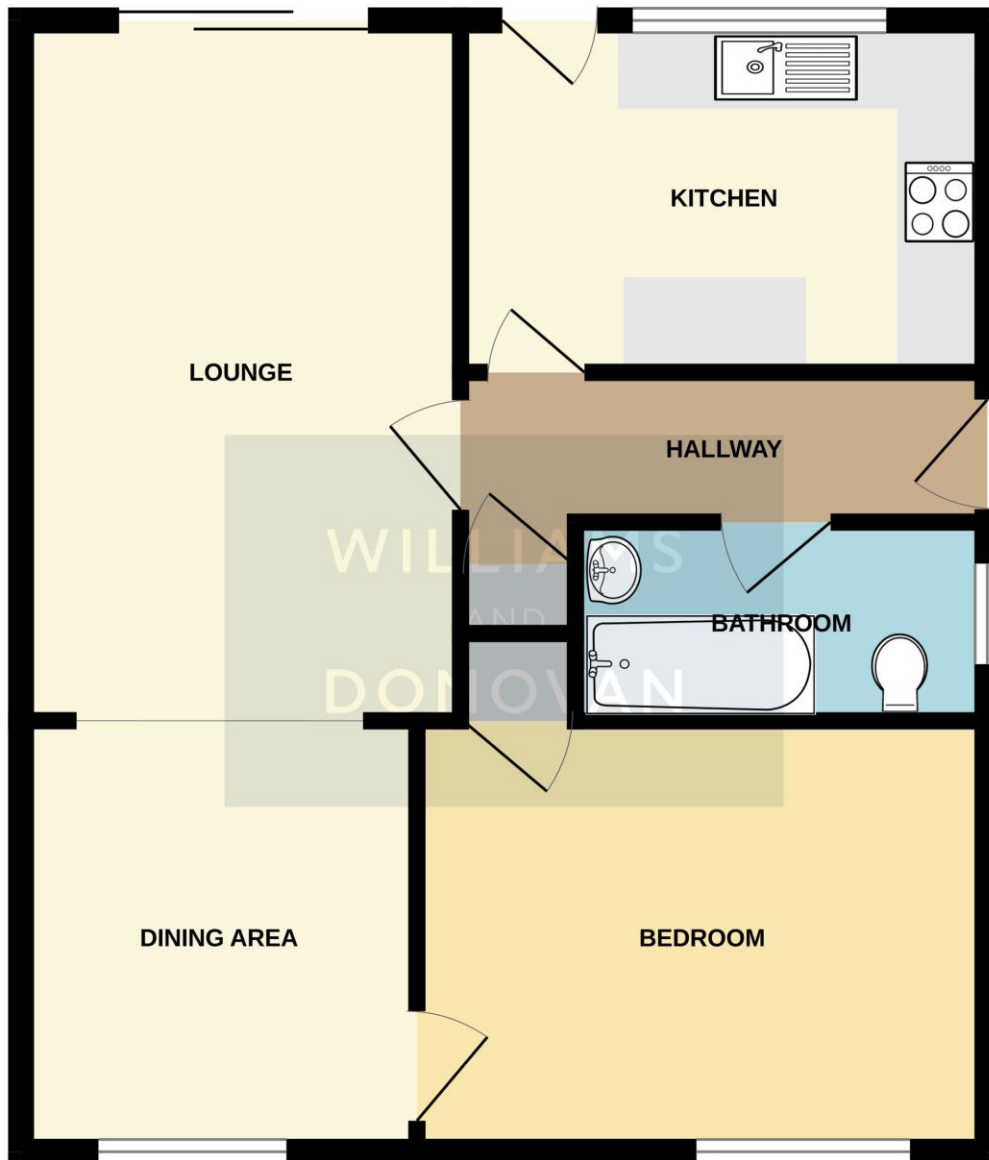
The South backing **REAR GARDEN** measures approx. 70' and is un-overlooked. Commencing with paved patio with the remainder being mostly laid to lawn. Various established flower beds and shrubs. Fence to rear section of garden with further variety of shrubs and plants. Access gate. Brick built shed.



Agent's Note:

Planning permission has been granted to convert the property to a two bedroom under ref: 23/01124/FULL.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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