

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highlands Road, Bowers Gifford, SS13 2HT



£365,000

Situated in a desirable Bowers Gifford location within easy reach of local schools, shops and transport links via the A13 is this well presented two bedroom semi-detached bungalow. This cosy property benefits from having two reception rooms; conservatory; off street parking for up to three vehicles and an approx. 50' rear garden.

EPC rating - F. Our ref: 15967

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Accommodation comprises:

Entrance via composite door to:

PORCH

Steps up to:

HALLWAY

Skimmed ceiling with loft access. Radiator. Doors to:

LOUNGE 14' 8" x 10' 9" (4.47m x 3.28m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



DINING ROOM 11' 9" x 8' 10" (3.58m x 2.69m)

Radiator. Opening to:



KITCHEN 11' 1" x 6' 6" (3.38m x 1.98m) Double glazed windows to rear aspect. Double glazed door to CONSERVATORY. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Space for cooker with extractor hood above. Space for under counter fridge and freezer. Space for slimline dishwasher. Tiled floor.



CONSERVATORY 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Roll edged working surfaces. Space for washing machine. Wall lighting.



BEDROOM ONE 11' x 9' 7" (3.35m x 2.92m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 9' x 6' 6" (2.74m x 1.98m)

Skimmed ceiling. Double glazed window to side aspect. Radiator.



BATHROOM 7' 3" x 7' 2" (2.21m x 2.18m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Airing cupboard housing combi-boiler, which, we understand from the vendor, is approx. 15 months old. Radiator. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for up to three vehicles. Shingle area. Various shrubs. Gated side access.

The **REAR GARDEN** measures approx. 50' and commences with paved patio leading to lawn. Raised flower beds and stone shingle areas. Shed to remain. Outside tap.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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