

Mark
Webster
estate agents



Highcliffe Road
TWO GATES

Highcliffe Road
Two Gates
£347,000

*** TAKE A LOOK AT THE PLOT - EXCELLENT POTENTIAL TO EXTEND - REAR GARAGE - MUCH IMPROVED ***. This is a fabulous refitted detached bungalow located on this popular development briefly comprising: Entrance hall, lounge, conservatory, updated kitchen, two double bedrooms, refitted shower room, rear garage, large gardens and ample off road parking. Viewing is considered essential to appreciate this quality bungalow.

ENTRANCE HALL

Accessed from the side porch via an opaque double glazed entrance door, tiled floor, access to the roof storage space, radiator, oak door to a useful storage cupboard and further oak doors leading off to...

LOUNGE

12' 9" x 10' 9" (3.89m x 3.28m)

Double and single panelled radiators, feature fireplace, double glazed window with a side single door giving access to the conservatory.

CONSERVATORY

9' 2" x 8' 5" (2.79m x 2.57m)

Having double glazed windows, single panelled radiator and a single double glazed door giving access to the rear garden.

UPDATED KITCHEN

9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed window to rear aspect, single panelled radiator, opaque double glazed side entrance door, tiled floor, range of fitted kitchen units, wooden square edge work surfaces, stainless steel sink, inset stainless steel electric oven and hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and attractive tiling to half height.

BEDROOM ONE

11' 10" x 10' 6" (3.61m x 3.2m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobes and a door to a useful shelved storage cupboard.

BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to front aspect, single panelled radiator and fitted wardrobes.

REFITTED SHOWER ROOM

6' 7" x 5' 10" (2.01m x 1.78m)

Opaque double glazed window to side aspect, chrome towel radiator, oak door to a useful storage cupboard that also houses the central heating boiler, tiled floor, low level WC, wash basin with useful vanity storage beneath, walk in style shower enclosure having a Bristan electric shower, attractive tiling to full height.



TO THE EXTERIOR

The property stands on an excellent large corner plot offering huge potential to extend to the side, subject to relevant planning consent. The front and side gardens are mainly laid to lawn with a driveway to the front providing off road parking with double opening gates providing further secure parking if required. Located to the rear of the bungalow is an additional driveway that also gives access to the single garage. There is a private rear garden having a good sized paved patio, lawn, planted borders, greenhouse and a useful brick built store/potting shed.

BRICK BUILT GARDEN STORE/POTTING SHED

9' 2" x 6' 8" (2.79m x 2.03m)

A useful space having a wooden entrance door and an opaque double glazed side window.

GARAGE

15' 7" x 8' 0" (4.75m x 2.44m)

Having an up and over door, opaque double glazed side window, wooden entrance door, power and light.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



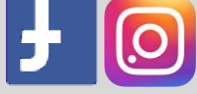


TOTAL FLOOR AREA: 684 sq ft (63.6 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error.
 This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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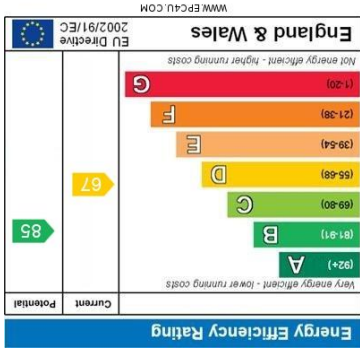
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 Sat: 9:00am – 4:00pm



Energy Performance Rating:



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