



This detached bungalow with no onward chain enjoys an established, private and well stocked 100ft rear garden which has gated side access to the front garden, driveway and garage.

The property is in need of general updating and modernisation but is ideally located within walking distance of bus routes, shops and other amenities.

This deceptive home comprises an entrance hall, three bedrooms, bathroom, kitchen, utility room, living room, games room and conservatory. There is also a set of narrow steps which lead you up to a useful attic area which is complete with a shower room. In bedroom one, there is a recently installed shower pod with easy access.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Detached bungalow in need of modernisation
- Three bedrooms, one bathroom
- Large snooker/games room
- offering scope for a self-contained annex and/or loft conversion (STP)
- 100ft private rear garden
- Garage and driveway parking





Games/snooker room

This large room is located towards the rear of the bungalow and has access to the garden via the conservatory. 'Please note that at the time of commencement of marketing, the billiards/snooker table is still in-situ and the family will be looking to relocate it. However, should it still be at the property at the time a sale is agreed and the prospective purchaser wishes to retain it for their own recreation, then this can be considered'

100ft rear garden

This delightful and established garden is well stocked and screened to provide privacy. There is a large shed and side access.

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached asbestos built garage.

Part B

Property construction – Standard form

Services:

- Gas - mains
- Water – mains
- Drainage – mains
- Electricity - mains
- Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

- Ultrafast – Fibre to the premises (FTTP)
- Superfast - Fibre to the cabinet (FTTC)
- Standard - ADSL/copper wire

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Probate

Grant of Probate was received 19/6/24

Part C

We understand the property may contain asbestos, specifically the garage.

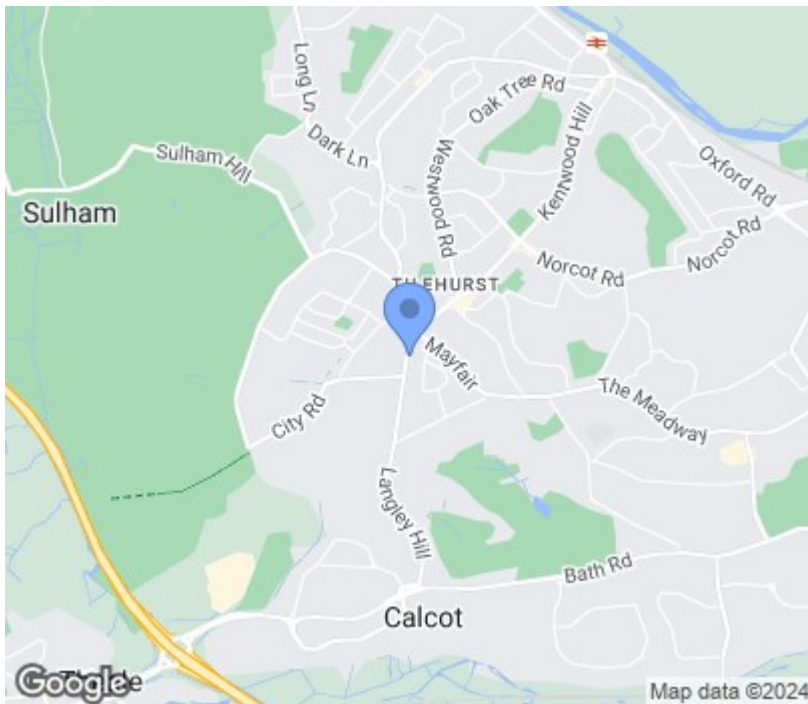
It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Floorplan

Approximate Gross Internal Area 1952 sq ft – 182 sq m
 Ground Floor Area 1502 sq ft – 140 sq m
 Loft Area 283 sq ft – 26 sq m
 Garage Area 167 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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