



GROUND FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.8 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

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

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SALES

£259,995

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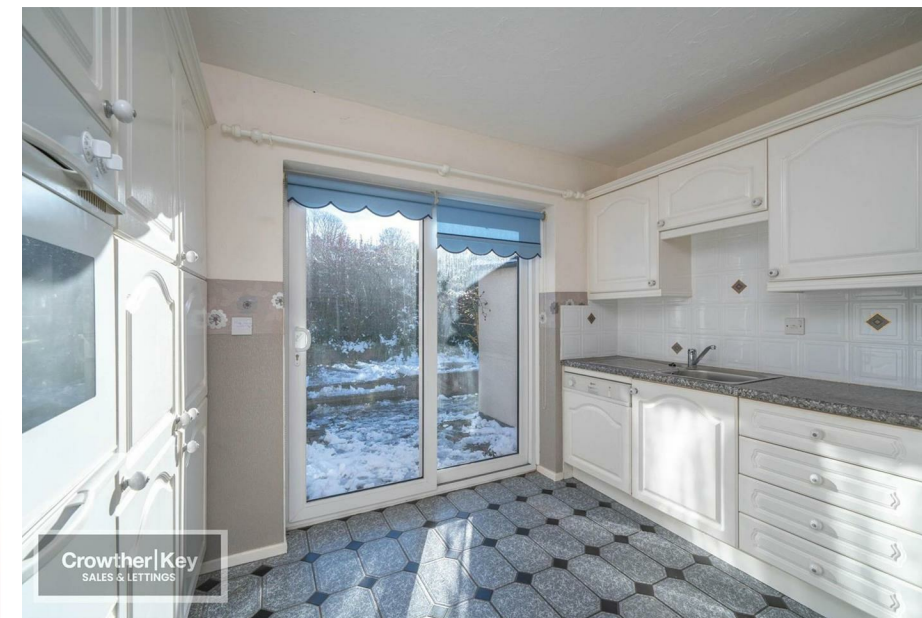
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EXCELLENT DORMER BUNGALOW!! Beautifully presented and extended dormer bungalow in this highly popular area of town. UPVC double glazed and electric central heating. Possibility of making it into a THREE-bedroom property. MUST BE VIEWED!!

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Porch:
UPVC windows and front door, night storage heater.

Lounge:
(15ft 4in x 11ft 10in)
Electric feature fireplace, UPVC bay window, night storage heater.

Dining Hall:
(12ft 10in x 10ft 11in)
Night storage heater, stairs to first floor, sliding patio doors to sunroom.

Sun Lounge:
(11ft 5in x 10ft 1in)
UPVC window, UPVC sliding patio doors, night storage heater.

Shower room:
Corner shower enclosure with electric shower unit, wash hand basin in vanity unit, low flush W/C, UPVC window.

Kitchen:
(11ft x 10ft)
Attractive range of fitted units and round edged worktops, wall cupboards, stainless steel sink unit, integrated electric double oven, integrated fridge/freezer, four ring electric hob, extractor hood, UPVC sliding patio doors to rear garden, plumbing for dish washer.

Utility Room:
(9ft 10in x 8ft 10in)
UPVC window and door to side, plumbing for washing machine ample built in cupboards and wall cupboards.

Bedroom Downstairs:
(11ft 1in x 9ft 10in)
UPVC window, night storage heater.

Bedroom Two:
(14ft 1in x 13ft 7in and recess)
Ample fitted wardrobes and drawers, dressing table unit, two UPVC windows, night storage heater, walk in cupboard.

Bathroom:
Panelled bath and shower/mixer taps, low flush W/C, bidet, wash hand basin in vanity unit, electric heated towel rail, UPVC window.

Single Garage:
Electric light and power, up and over door, UPVC window.

Carport:

Outside:
Large two tiered patio area to the rear.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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