



A rare opportunity for a spacious 2 bed semi detached corner plot bungalow situated on an over 50's development on Cleeve Mill Lane in Newent.

This property comprises of lounge, kitchen/diner, 2 bedrooms, bathroom, storage, driveway parking for 2 cars, gardens to front, side and rear. NO ONWARD CHAIN



### Porch

Door leading through to entrance hall

### Entrance Hall

16'8" x 4'11" (5.1 x 1.5)

Doors leading to lounge, 2 bedrooms, bathroom, storage cupboard, airing cupboard and kitchen/diner

### Lounge

13'9" x 10'5" (4.2 x 3.2)

South facing bright lounge with window to front elevation

### Kitchen/diner

13'9" x 8'2" (4.2 x 2.5)

Fitted kitchen with range of wall and base units, stainless steel sink, integrated washing machine, free standing fridge/freezer and tumble dryer. Electric oven with gas hob with hood over. Window to side elevation and patio doors to rear garden

### Bedroom One

8'2" x 6'10" (2.5 x 2.1)

Window to rear elevation

### Bathroom

8'2" x 6'10" (2.5 x 2.1)

White bathroom suite with shower over bath with glass screen, low level WC and vanity wash hand basin

### Bedroom Two

8'2" x 5'10" (2.5 x 1.8)

Fitted wardrobes and window to front elevation

### External

Driveway parking for 2 cars, established front and rear gardens. Rear garden with shed.

### Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Further Information

This is an over 50's development

There is a yearly maintenance charge of £73 - this can be variable

