







**£425,000**

A rarely available detached bungalow situated in the highly sought after Nash Mills. Offered with no upper chain and boasting generous rear gardens and of road parking, briefly comprising a spacious lounge, fitted kitchen, full width conservatory, two double bedrooms and a family bathroom. Situated within walking distance to Apsley mainline station and within easy reach of popular schools for all ages.

# Property Description

## Entrance Porch

Part glazed front door to the entrance porch, radiator.

## Entrance Hall

Double glazed window, access to the loft, door to airing cupboard.

## Lounge

With two radiators, TV point double glazed sliding patio doors to the conservatory.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas, single drainer stainless steel sink unit with mixer tap set below window to the rear, wall mounted gas boiler serving central heating, radiator, tiled surrounds, storage cupboard, tiled surrounds, door to the conservatory.

## Conservatory

A full width conservatory with double glazed sliding doors to the rear garden, radiator.

## Bedroom One

With a double glazed box bay window to the front, radiator, range of built in wardrobes.

## Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

## Bathroom

A three piece suite comprising a low level WC, wash hand basin , panel bath with Aqualisa shower over, tiled surrounds, double glazed window to the side, radiator.

## Outside

## Parking

Two allocated parking spaces.

## Front Garden

An enclosed front garden with gated access pathway to the front door.

## Rear Garden

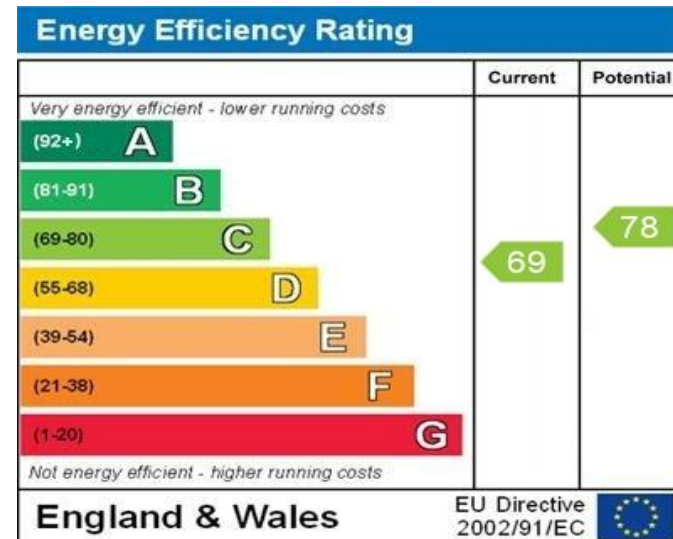
A fully enclosed rear garden with a paved patio area to the immediate rear, laid mainly to lawn with further decked seating area, outside tap, storage shed, gated side access.

## COUNCIL TAX BAND: C

## EPC RATING: C



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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