





**Offers in Excess of
£400,000**

A rarely available detached bungalow situated in the highly sought after Nash Mills. Offered with no upper chain and boasting generous rear gardens and off 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.

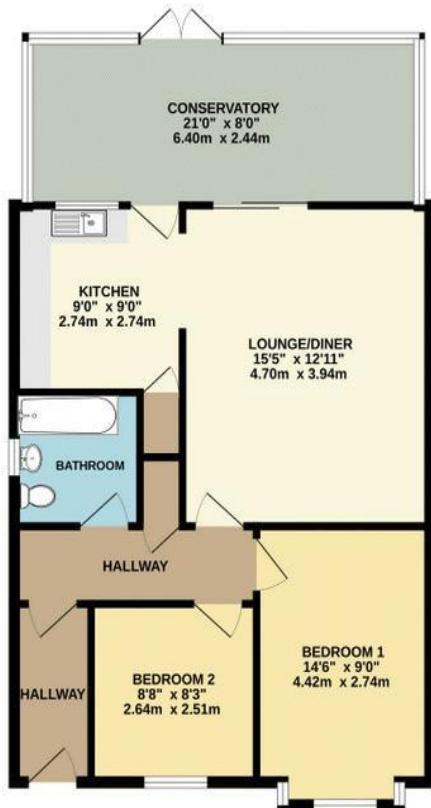
Rear Garden

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.

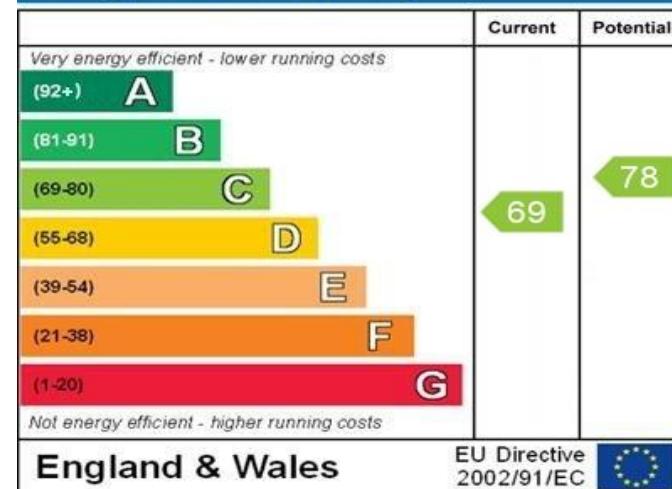
COUNCIL TAX BAND: C

EPC RATING: C

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



Energy Efficiency Rating



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the information contained in these details is accurate, we have no responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents