





**\*\*INVESTMENT BUY\*\*TENANT IN SITU\*\*** Three bedroom detached bungalow sold with tenant in situ. The property offers open plan kitchen/lounger/diner, master with en-suite, further two bedrooms, separate utility, family bathroom, private gardens & a private driveway.

Tenure: Freehold

Parking: Driveway To Front

Gardens: Rear

Heating: Oil Heating

Council tax band: B

EPC rating band: E

Mains Drainage & Water

#### LIVING ROOM

LVT flooring, windows to front and side.

#### KITCHEN

LVT flooring, modern shaker style base and eye level units, wood effect work surface, tiled splash back, ceramic hob with extractor over, electric oven, sink with mixer tap, window to front, door to utility room.

#### HALLWAY

LVT flooring, built in cupboard.

#### BATHROOM

LVT flooring, bath with shower over and shower screen, pedestal sink, toilet, heated towel rail, window to side.



**BEDROOM 1**

LVT flooring, window to rear, ensuite.

**ENSUITE**

Tiled floor, shower, tiled splash back, sink with vanity, toilet, heated towel rail.

**BEDROOM 2**

LVT flooring, window to rear.

**BEDROOM 3**

LVT flooring, window to front

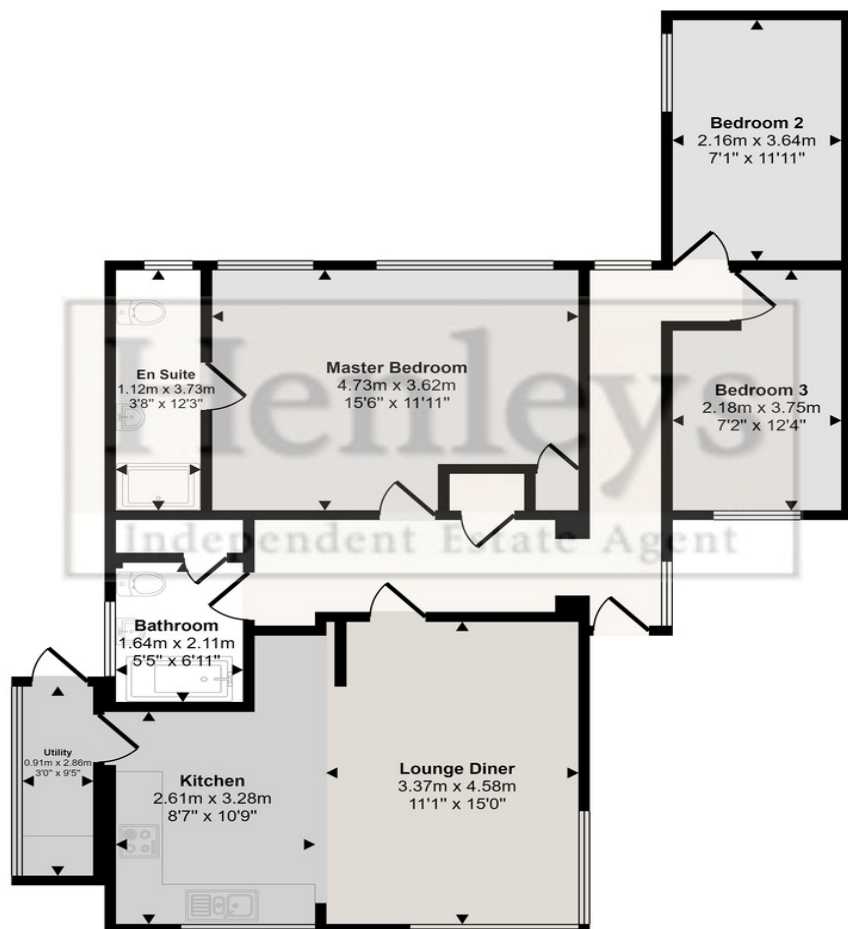
**GARDEN**

Patio area and lawn.





Approx Gross Internal Area  
87 sq m / 937 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		