



2

Bedrooms



1

Bathroom



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The property has great potential for modernisation and extension. Benefitting from two double bedrooms and having a great sized garden and driveway.

### **Entrance Via**

UPVC, double-glazed obscured door into reception hallway.

### **Reception Hallway**

Doors leading off. Loft access and door to airing cupboard. Radiator.

### **Bedroom Two / Dining Room**

UPVC double-glazed window to front elevation with radiator under. Carpeted with a radiator and is currently used as a dining room.

### **Lounge**

UPVC double-glazed window to front elevation with radiator under. Feature coal effect gas fire with surround. Carpeted with TV & BT point.

### **Bedroom One**

UPVC double-glazed window to rear elevation with outstanding panoramic views towards the river Severn and beyond. Carpeted with a radiator.

### **Bathroom**

Obscured UPVC double-glazed window to side elevation. Fully tiled with W.C. and wash hand basin. Double step-in shower having electric shower and attachments. Shelving area for storage.

### **Kitchen**

UPVC double-glazed window to rear with outstanding far-reaching views. Half obscured glazed door giving access to the rear garden. Range of base and eye level fitted units with rolled top work surfaces and tiled splash backs. Stainless steel sink and drainer. Beko electric oven and four-ring gas hob with extractor over. Space for washing machine and freezer. Pantry with shelving.

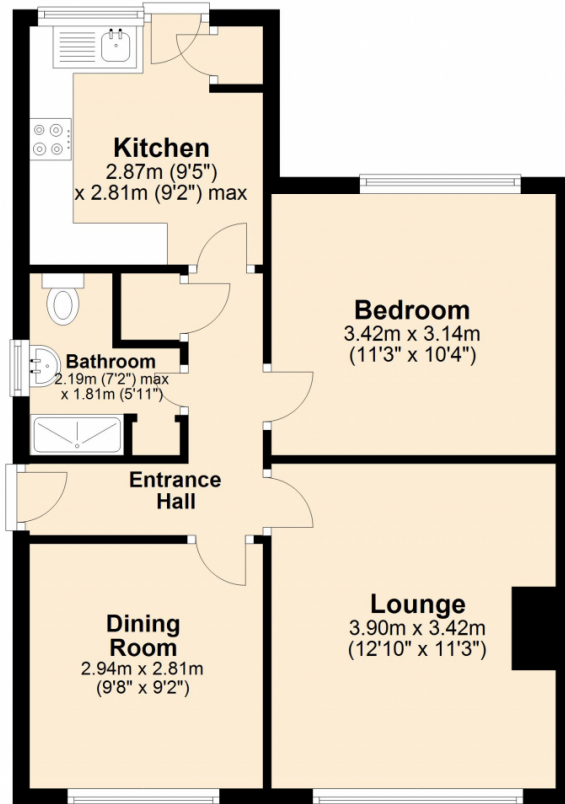
## **Outside**

To the front of the property, the garden is laid mainly to lawn with two car driveway.

To the rear, the secure garden benefits from fenced and hedged boundaries and gated side access. Having exceptional far-reaching elevated views towards the Severn estuary and beyond. The charming raised patio terrace provides a great seating area to enjoy the views. The rest of the garden is laid to lawn with a wooden garden shed.

### Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 50.8 sq. metres (547.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	81	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

