

#### Services

Mains water, electricity and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

Electric storage central heating.

#### Glazing

uVPC double glazing throughout.

#### Council Tax Band

C

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

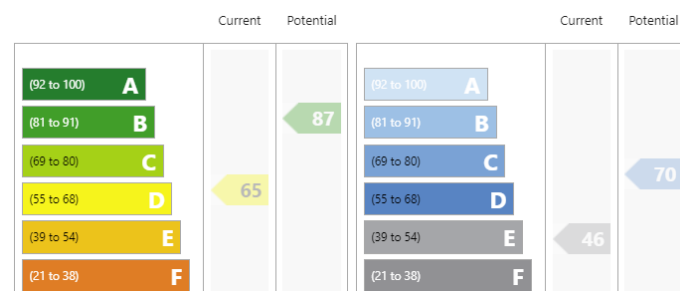
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £165,000

A full Home Report is available via Munro & Noble website.



**£11k BELOW HOME REPORT VALUATION**

### Mill Rock View Broadhaven Road Wick KW1 5NF

A two bedroom detached bungalow, with integral garage and off road parking, picturesque sea views and low maintenance garden.

**OFFERS OVER £154,000**

📍 The Property Shop, 22 Bridge Street, Wick

✉ property@munronoble.com

☎ 01955 602 222

📠 01955 603016

#### Property Overview



Detached Bungalow



2 Bedrooms



1 Reception



1 Shower Room



Electric



Garden



Parking



Integral Garage





## Property Description

With spectacular sea views overlooking Broadhaven bay and further out to sea, this two bedroom bungalow is set on the rocky shores of Wick. Set in a low maintenance garden, with a patio area ideally situated to the front to enjoy the beautiful views over the rocks and out to sea. In good decorative order, the property benefits from electric storage heating and double glazing throughout. This is a unique bright property, benefitting from large windows in each room, the lounge ideally located to the rear of the property and boasting panoramic views with its full-length patio doors. The kitchen is fitted with shaker style wall and base units with grey worktop and tiled splashback. Along the hall are two double bedrooms, a storage cupboard and a shower room a large walk-in shower enclosure with electric shower, vanity wash hand basin and WC. There is an attached garage with an up and over door, this garage can also be access integrally through the kitchen, the garage has electric and light and is plumbed for washing machine. There is a large tarmac driveway with concrete paving slabs, providing off road parking.



## Rooms & Dimensions

Front Entrance Vestibule  
Approx 1.18m x 0.98m

Bedroom Two  
Approx 2.90m x 2.80m

Bathroom  
Approx 1.95m x 2.29m

Bedroom One  
Approx 3.90m x 2.96m

Lounge  
Approx 4.98m x 3.76m

Kitchen/Diner  
Approx 4.43m x 2.72m

Integral Garage  
Approx 6.04m x 3.51m

