



Forest Dale

This established three bedroom bungalow is offered with no onward chain and located in a sought after residential cul-de-sac within walking distance of schools and the town centre.

While the property is in need of extensive refurbishment throughout, it has been priced sensibly and offers a good deal of opportunity to the right buyer looking for a project to make their own. Due to the nature of the sale, the price reflects that the property is to be 'sold as seen', with the seller unable to offer guarantees or certificates of any kind.

We have been advised that the boiler will need replacing as part of the refurbishment, in addition to the more obvious cosmetic work required. Once modernised, the bungalow will be a most attractive property, with a generous lounge having French doors opening onto an established and private rear garden and patio and a private driveway.

- EPC – F
- Council Tax Band - C
- Heating – Mains Gas
- Drainage – Mains
- Freehold – No CHAIN



A uPVC front door opens into an Entrance Hallway - With doors arranged off to the **Lounge/Diner 3.9 m x 6.1 m (12'9 x 20'0)** – Having uPVC windows overlooking the rear garden and a set of uPVC French doors.

Kitchen 3.9 m x 2.6 m (12'9 x 8'6) – Has a uPVC window and glazed uPVC door to the rear aspect and laminate flooring. The kitchen comprises a range of work surfaces with cupboard and drawer units at both base and eye level. A sink unit has a mixer tap over and there is space and point for an electric cooker with extractor fan over and space and plumbing for a washing machine.



Bedroom One 5.0 m x 2.4 m (16'4 x 7'10) - Has uPVC windows to the front and side aspect and a radiator.

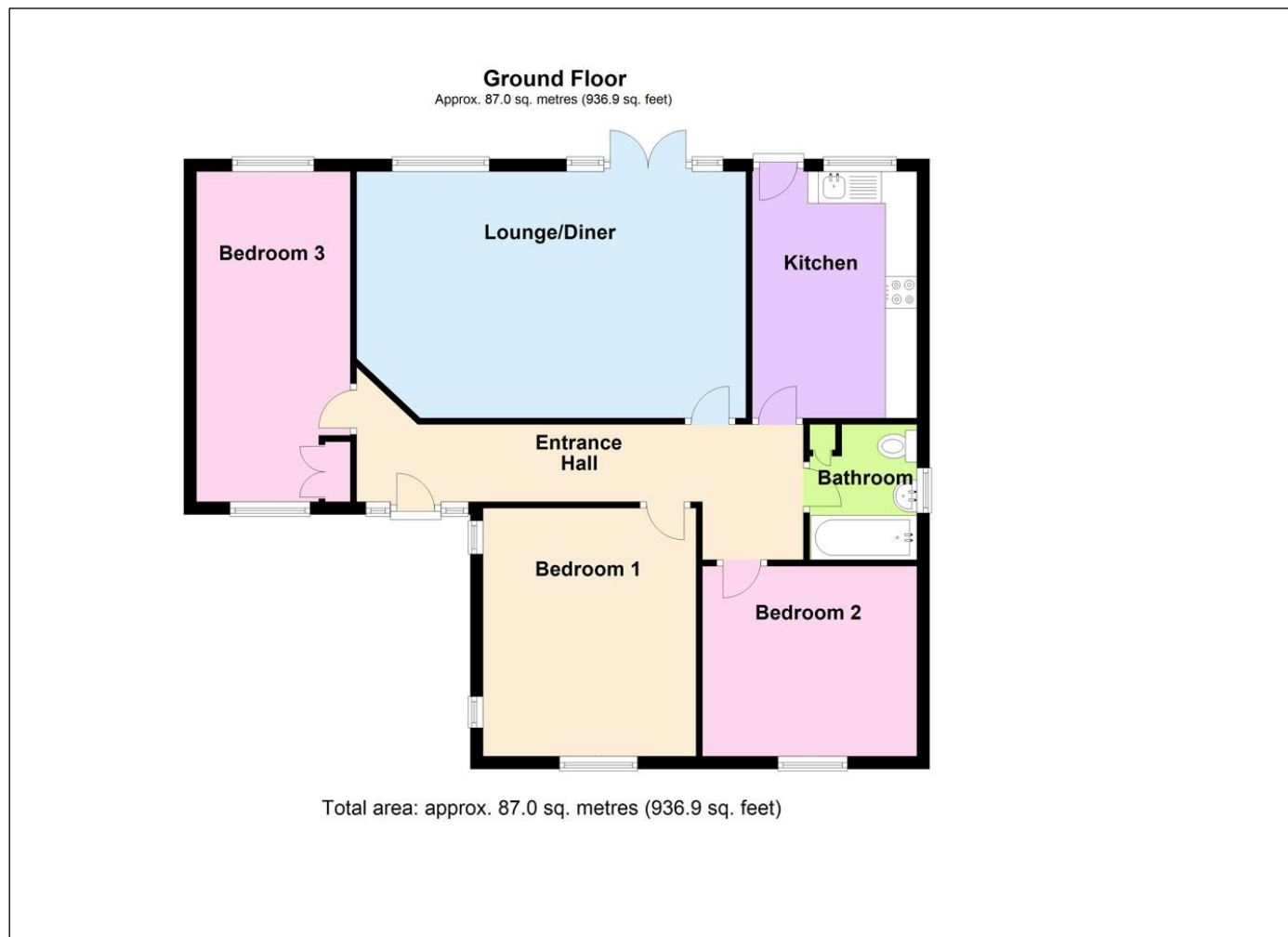
Bedroom Two 3.9 m x 3.3 m (12'9 x 10'9) – Has a uPVC window to the front aspect and a radiator.

Bedroom Three 3.4 m x 3.0 m (11'1 x 9'10) – Has uPVC windows to both the front and rear aspect and a radiator.

Bathroom - Comprises a three-piece suite of panel bath, pedestal wash hand basin and close coupled WC. The bathroom is partially tiled with a uPVC window to the side aspect.

Outside – To the front of the property a driveway provides off-road car parking within a brick retaining wall and established hedging. Trailing shrubs to the front of the property have grown out of control and will need to be cut back. The rear garden is enclosed with a generous paved patio and a lawned garden as well as several established flowering plants and shrubs.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

