



- A semi-detached bungalow occupying a good size level plot
- General updating required throughout and offered for sale with no onward chain
- Light and airy lounge and small fitted kitchen, gas water heater and electric warm air heating
- Two bedrooms, the second bedroom has patio doors into conservatory
- Shower room, Upvc double glazing, solar panelling
- Private drive leading to a single garage, sunny and private south facing garden



"A semi-detached bungalow which occupies a good size level plot with a sunny private garden".

The accommodation comprises entrance lobby leading into an entrance hallway. Lounge to front with a picture window and open view. Kitchen with a range of fitted units, and a wall hung gas boiler providing domestic hot water (not tested). Two bedrooms of which the second bedroom has patio doors opening into a conservatory. Shower room. The property does require general updating throughout. There is an antiquated electric, warm air heating system (not tested). Upvc double glazing. Outside to front is a private drive to side leading to a single garage. Gated access leads into a large and level fully enclosed garden which enjoys a sunny southwest facing aspect. Solar panelling.

A five-minute level walk to regular public transport and local shops.

The property is offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** C





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
795.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.