



 **3**
Bedrooms

 **2**
Bathrooms

NOTE



Warren Bradley Estates are delighted to offer for sale this rarely available 3 bedroom semi detached bungalow located in Grants Close which is a quiet residential tree lined road whilst still located close to many local amenities including public transport, local shops, schools & parks.

The property has been extended and benefits from two reception rooms, 3 large bedrooms, a spacious modern kitchen, two bathrooms, gas central heating and double glazing. Externally there is a large layered rear garden, off street parking to the front and a garage which is accessed via the shared driveway.

Offered chain free, an internal viewing is highly recommended.

Entrance Hall 7.50m x 1.00m (24' 7" x 3' 3")

Reception 3.40m x 3.20m (11' 2" x 10' 6")

Reception/Bedroom 3.80m x 3.70m (12' 6" x 12' 2")

Kitchen 3.50m x 3.00m (11' 6" x 9' 10")

Bathroom 1 3.30m x 2.30m (10' 10" x 7' 7")

Bathroom 2 2.10m x 2.00m (6' 11" x 6' 7")

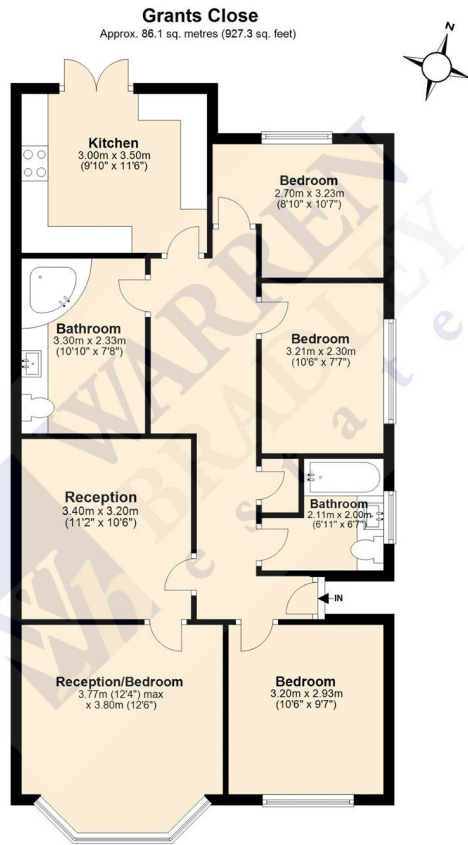
Bedroom 3.20m x 2.90m (10' 6" x 9' 6")

Bedroom 3.20m x 2.70m (10' 6" x 8' 10")

Bedroom 3.20m x 2.30m (10' 6" x 7' 7")

Garage 5.00m x 3.00m (16' 5" x 9' 10")

Rear Garden 17.50m x 6.80m (57' 5" x 22' 4")



Total area: approx. 86.1 sq. metres (927.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

