



**8 HANSON PARK, NORTHAM, EX39 3SA**

**£250,000**

A 2 bedroom modern semi detached bungalow situated in a popular & sought after location offering well maintained accommodation together with enclosed corner plot gardens whilst benefiting from gas fired central heating, double glazing, garage & driveway parking. No Onward Chain

Located within the popular Hanson Park development, bordering Bideford & Northam, this well maintained semi detached bungalow benefits from gas fired central heating & double glazed windows whilst being complimented by an attractive & good sized corner plot garden.

A level of general modernisation would be beneficial in some areas, although notable upgrades are evident in the form of a modern shower room & gas fired combination boiler.

The bungalow is offered in good condition however, ready for immediate occupancy whilst also offering potential to extend or add a conservatory, should there be the desire to.

The accommodation comprises a dual function lounge/diner with French doors to the garden, and flows through to the kitchen. From the inner hall are 2 good sized bedrooms, overlooking the front & rear respectively.

The aforementioned corner plot gardens are laid to lawn with a patio area and selections of bushes shrubs & trees whilst the garage & driveway provide good parking options.

NO GOING ONWARD CHAIN

**Services:** All mains services are connected

**Energy Performance Certificate:** C (69)

**Council Tax:** BAND B (£1855.55 per annum)



Approx. 52.2 sq. metres (561.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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