



6 Northfield Place, Garmouth, IV32 7NF
Offers over £195,000

Detached two bedroom bungalow situated in a quiet residential area of Garmouth with lovely open countryside views to the rear. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, conservatory, two double bedrooms & a shower room. The loft space which runs the length of the property may be suitable for conversion subject to the usual planning constraints.

The property which is in excellent order throughout further benefits from double glazing, oil central heating (which has been recently upgraded with a new Worcester boiler and oil tank) garage, garden & driveway.

ENTRANCE VESTIBULE

7'1" x 3'5" (2.17m x 1.06m)

UPVC & glazed entrance door, vinyl flooring, ceiling light fitting.

HALLWAY

14'0" x 7'0" (4.28m x 2.14m)



Built-in cloak cupboard, fitted carpet, ceiling light fitting, hatch with pull down ladder to the loft space.

LOUNGE

16'4" x 14'10" (4.99m x 4.54m)



Window to front, fixed fireplace with electric fire, fitted carpet, ceiling light fitting.

DINING KITCHEN

19'8" x 9'6" (6m x 2.91m)

Window to rear, fitted kitchen in light wood effect, built-in double electric oven, hob & hood, plumbed in Beko washing

machine & Indesit dishwasher, vinyl flooring, ceiling light fitting.

CONSERVATORY

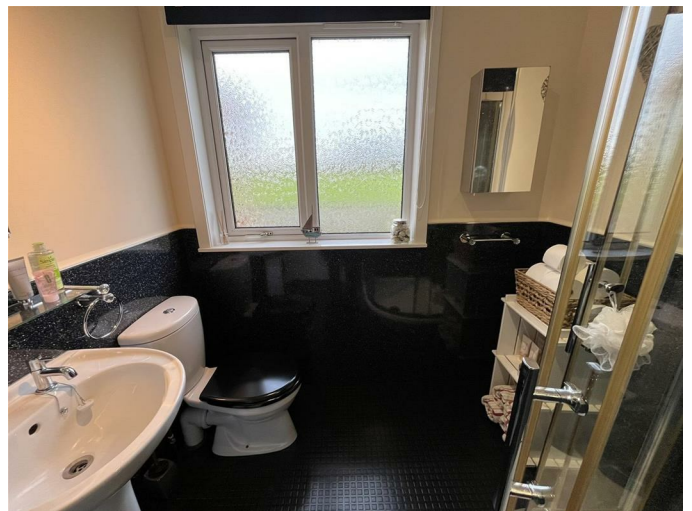
6'7" x 6'4" (2.03m x 1.94m)



Glazed on three sides, vinyl flooring, wall light fitting.

SHOWER ROOM

6'11" x 6'6" (2.12m x 2m)



Window to rear, sink, WC, & shower cubicle with mains shower, wall mounted chrome towel radiator, vinyl flooring, ceiling light fitting.

BEDROOM 1

13'7" x 9'8" (4.15m x 2.97m)



Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 2

13'6" x 9'11" (4.14m x 3.03m)



Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

GARAGE

up & over door, window to side, power & light.

OUTSIDE

The garden to the front is mainly lawn with mature planted borders. The rear garden is also lawn with planted border; to the rear of the property there is a boiler room. The spacious wooden garden shed is included in the sale.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the double oven, hob & hood, the Beko washing machine & Indesit dishwasher in the kitchen and the wooden garden shed in the garden.

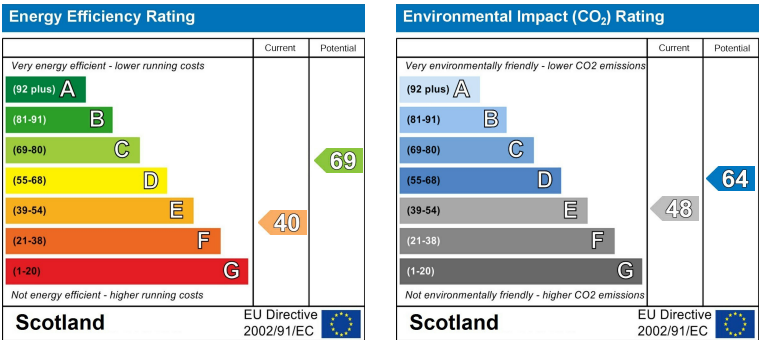
For viewing arrangements please contact the selling agent on 01343 555 150



Area Map



Energy Efficiency Graph



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