



2

Bedrooms



1

Bathroom



- Retirement Bungalow
- Lounge/Dining Room
- Refitted Kitchen
- Two Bedrooms
- Shower Room
- UPVC Double Glazing
- Electric Heating
- Unallocated Parking
- Rear Patio With Shed
- NO ONWARD CHAIN

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN an immaculately presented retirement bungalow located on the Shephard Mead complex.

From the entrance porch you enter into a light and airy lounge/dining room with an electric feature fireplace. At the end of the room double doors open up to the refitted kitchen which includes a built in electric oven, built in microwave, integrated fridge freezer, washing machine and built in induction hob. There is also a door that leads to the outside area which has a shed with power in, ideal for charging an electric scooter.

A further door off the lounge leads to an inner hallway where bedrooms one and two and the shower room are located. Bedroom one has the added benefit of a fitted mirror fronted wardrobe and the shower room has ample storage!

This delightful home is double glazed throughout and has unallocated parking as well as the use of the communal areas.

Years Remaining on Lease 99 years.

Service Charge £3234 per year.

Council Tax Band C.

EPC Rating D.

Lounge/Dining Room 19' 3" x 9' 10" (5.87m x 3.00m)

Kitchen 9' 9" x 9' 2" (2.97m x 2.79m)

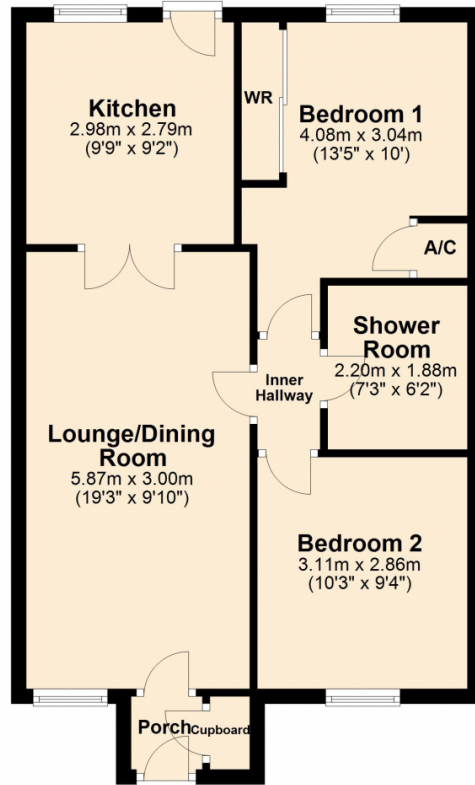
Bedroom One 13' 5" x 10' 0" (4.09m x 3.05m)
maximum measurements

Bedroom Two 10' 3" x 9' 4" (3.12m x 2.84m)

Shower Room 7' 3" x 6' 2" (2.21m x 1.88m)

Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.5 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Webber House, GL20

