



16 Middleton Road,  
Overton, LA3 3HB

16, Middleton Road, Overton

## *The property at a glance*

2  2  2 

- Detached Bungalow
- Two Bedrooms
- Two Reception Room
- Fitted Kitchen And Separate Utility Room
- Two Bathrooms
- Additional Caravan
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: D

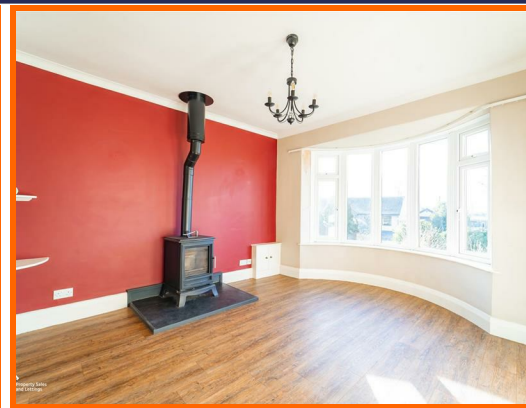


Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £315,000

# Get to know the property



## JUST WHAT YOU WERE LOOKING FOR!

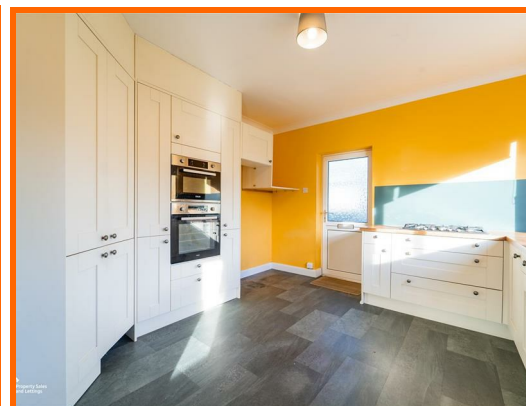
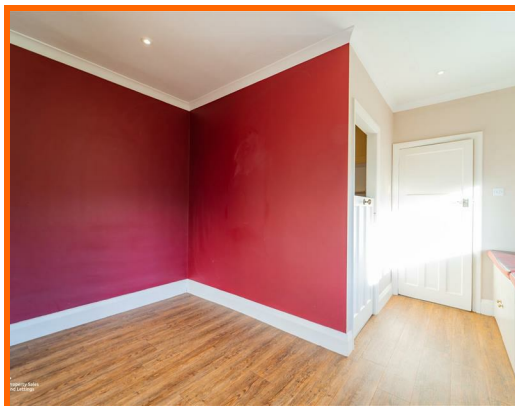
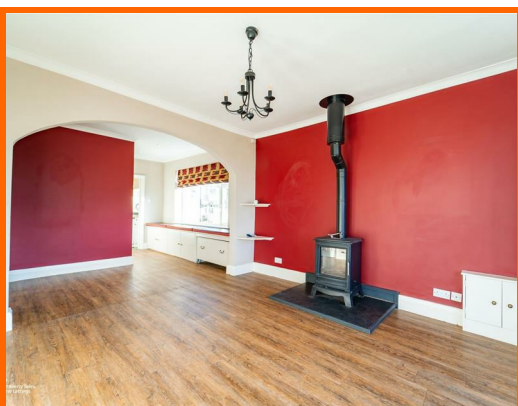
Nestled on Middleton Road in the delightful village of Overton, this charming detached bungalow built in 1930 offers a cozy and manageable living space, perfect for those looking to downsize without compromising on comfort.

Boasting two reception rooms and two bedrooms, this property provides ample space for both relaxation and entertainment. The large living area is ideal for hosting gatherings, creating a warm and inviting ambiance for memorable moments with friends and family.

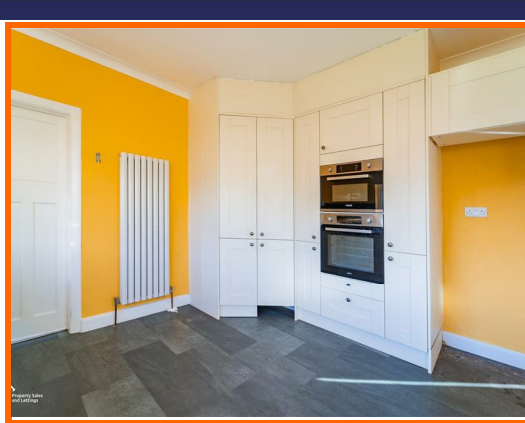
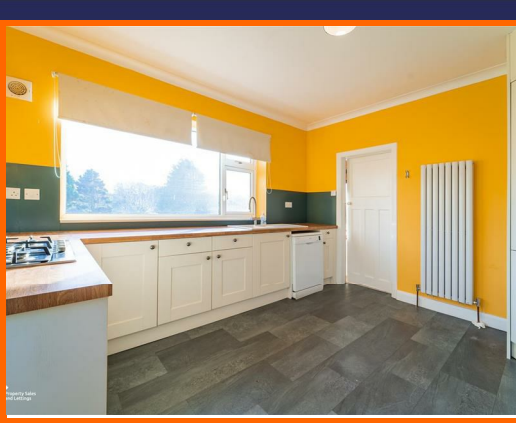
One of the standout features of this property is the included static caravan at the back, offering additional space that can be utilised in various ways. Whether you need a guest room, a hobby area, or extra storage, this bonus space provides flexibility to cater to your needs.

Situated in a vibrant village, residents of Middleton Road can enjoy easy access to local amenities such as schools, pubs, and even yoga classes. The community offers a little something for everyone, ensuring a fulfilling lifestyle for all residents.

With a total of 1,066 sq ft of living space, this bungalow seamlessly combines comfortable living with the versatility of extra space, making it a unique and appealing home for those seeking a blend of convenience and flexibility. Don't miss out on the opportunity to make this property your own and experience the best of village living in Overton.







## Ground Floor

### Hall

7.39m x 1.17m (24'3 x 3'10)

Composite entrance door, central heating radiator, loft access, coving, hardwood floor and doors to reception room, two bedrooms and bathroom.

### Reception Room One

3.66m x 3.61m (12' x 11'10)

UPVC double glazed bay window, central heating radiator, coving, multi fuel burner, hardwood floor and open access to reception room two.

### Reception Room Two

3.66m x 3.63m (12' x 11'11)

UPVC double glazed window, coving, spotlights, hardwood floor and doors to kitchen and office.

### Office

2.06m x 1.68m (6'9 x 5'6)

Central heating radiator, coving, spotlights and wall units.

### Kitchen

3.78m x 3.66m (12'5 x 12)

UPVC double glazed window, central heating radiator, coving, mix of wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven in high rise unit, five burner gas hob, space for tall fridge, space for tall freezer, plumbing for dishwasher, laminate floor and door to utility room.

### Utility Room

3.76m x 1.91m (12'4 x 6'3)

UPVC double glazed window, electric radiator, plumbing for washing machine, space for dryer, laminate floor and UPVC door to rear.

### Bathroom

3.61m x 2.41m (11'10 x 7'11)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, electric feed shower in single enclosure, part tiled elevations, storage and laminate floor.

### Bedroom One

4.95m x 3.61m (16'3 x 11'10)

UPVC double glazed window, central heating radiator, coving, fitted storage, door to en suite and UPVC door to side.

### En Suite

3.61m x 1.04m (11'10 x 3'5)

UPVC double glazed frosted window, central heating radiator, coving, low level WC, pedestal wash basin with traditional taps, direct feed shower, part tiled elevations and laminate flooring.

### Bedroom Two

3.61m x 3.61m (11'10 x 11'10)

UPVC double glazed bay window, central heating radiator, coving and storage.

## Caravan

### Reception Room

6.05m x 3.58m (19'10 x 11'9)

Aluminium double glazed frosted entrance door, aluminium double glazed windows, wall and base units, composite sink with draining board and mixer tap and door to bedroom.

### Bedroom

4.60m x 3.56m (15'1 x 11'8)

Aluminium double glazed windows, aluminium double glazed frosted windows, hardwood floor, open access to office and door to front.

### Office

3.56m x 1.70m (11'8 x 5'7)

Aluminium double glazed window.

## External

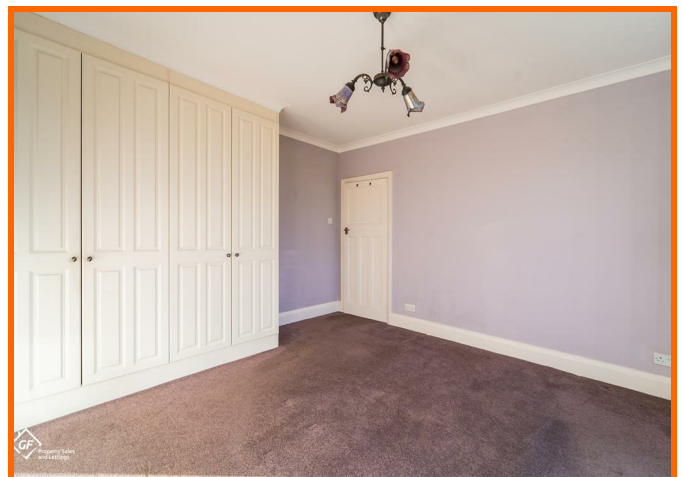
### Rear

Bedding areas, paved areas, gravel areas, greenhouse and allotment.

### Front

Paved areas, bedding areas and laid to lawn and drive.

# 16 Middleton Road, Overton, LA3 3HB





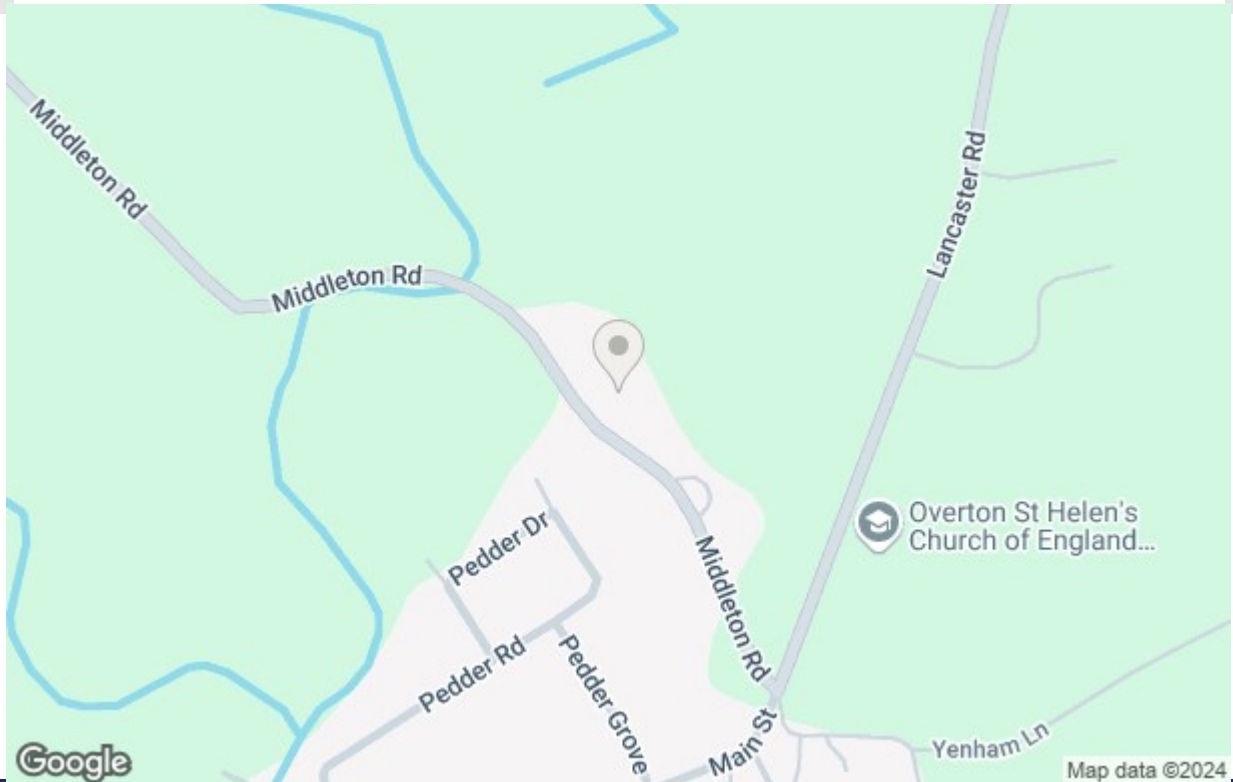
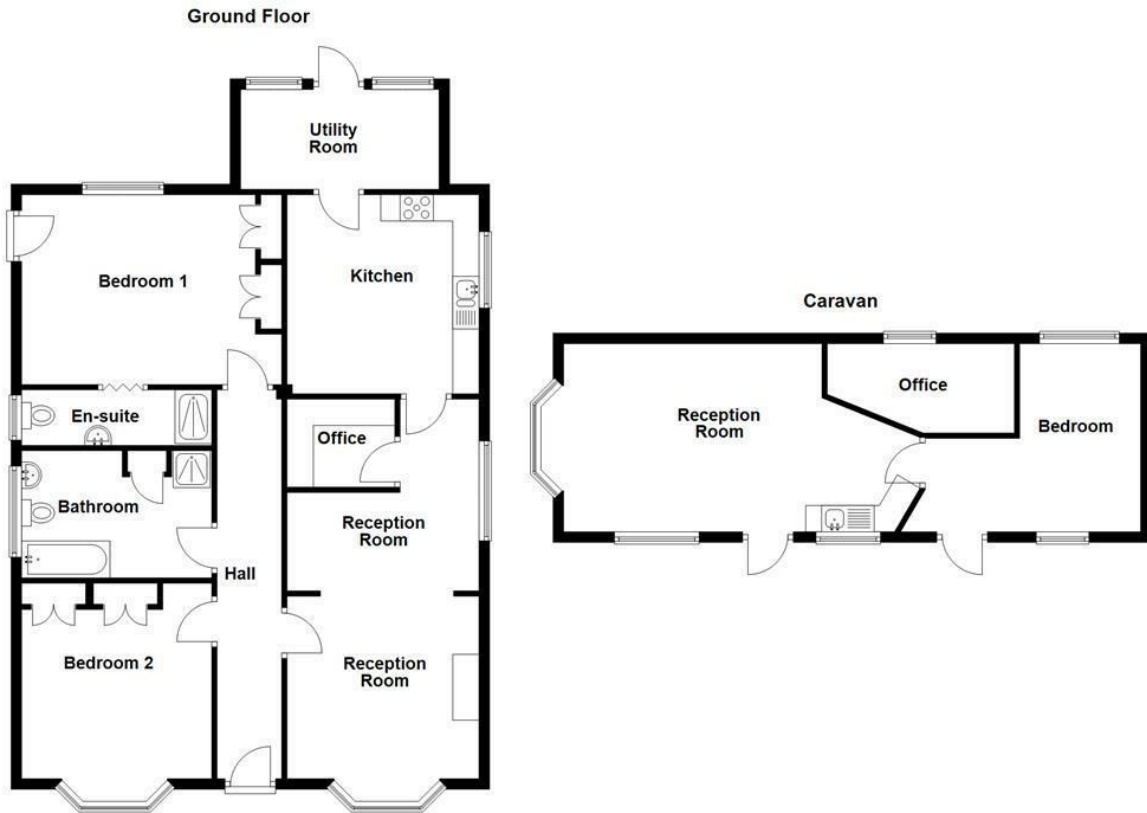
# 16 Middleton Road, Overton, LA3 3HB



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# Take a nosey round



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>81</b>	(81-91) <b>B</b>
(65-80) <b>C</b>	<b>66</b>		(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC