





- Energy Rating - C
- Kitchen / Breakfast Room
- Shower Room
- Garage In Block
- Two Double Bedrooms
- Lounge / Diner
- Stunning Rear Garden
- Refurbished by owner

This two double bedroom bungalow has been transformed by the current owner, offering a contemporary living arrangement inside and out. Profiting from a close proximity to shops and bus route this home is ready for it's next buyer.

Upon entering this property via the porch area, ideal for leaving shoes or coats, you are welcomed into the expansive living space, spanning an impressive 5.5m x 3.8m. This room is currently used as a living room, a perfect place to unwind at the end of the day, however easily large enough to be used as a lounge/diner if required.

To the left is the second bedroom, large enough for a double bed with built-in storage cupboards, a window to the front allows natural light into the space.

The substantial main bedroom is located to the rear of the property benefitting from views of the recently landscaped garden.

A tiled shower room is found off of the hallway, comprising a modern white three piece suite.

To the rear of the property is the kitchen area, large enough to host a dining table and plenty of storage cupboards, sliding doors along the rear wall provide not only as a portal for light but allows access out onto the patio section of the pristine outside space.

Externally this property has been transformed by the current owner, with modern patio tiles, artificial turf and purpose built veranda, providing coverage to the seating area in all weather conditions.

Planters line the border of the garden, hosting an array of plants and shrubs. At rear is a gate providing access to the nearby garage en bloc.

Living Room/Reception Room 18'0" x 12'5" (5.5 x 3.8)

Bedroom One 13'9" x 10'5" (4.2 x 3.2)

Bedroom Two 9'10" x 7'2" (3.0 x 2.2)

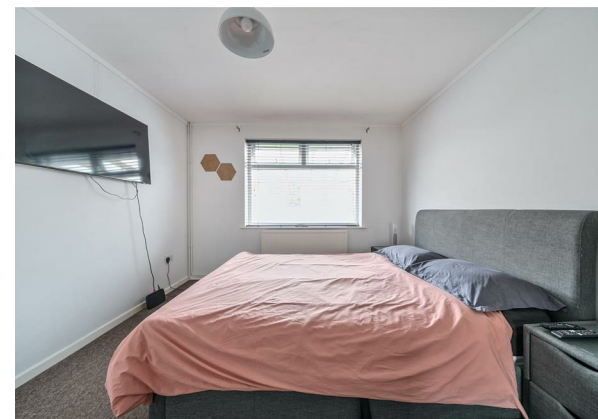
Kitchen/Diner 12'5" x 9'2" (3.8 x 2.8)

Shower Room 7'6" x 5'6" (2.3 x 1.7)

Garage En-Bloc

Council Tax Band - C

Tenure - Freehold









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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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