







### Property Description

Accommodation comprises; Sitting/Dining Room, Kitchen/Breakfast Room, Gas Fired Central Heating, 2 Double Bedrooms, Garage, Vacant Possession, No Forward Chain.

A 2 double bedroom detached bungalow situated in a quiet and popular residential location. Benefiting from having no forward chain and being offered for sale with vacant possession.

Upon entering the bungalow there is an entrance hall, with storage cupboard, large airing cupboard housing the boiler, loft access and doors to all rooms. The spacious sitting/dining room benefits from dual aspect windows and spacious accommodation.

The kitchen/breakfast room is fitted with wall and base units with space for appliances including cooker, washing machine and fridge, dual aspect windows provide bright and airy accommodation and rear door leading to the garden. The property benefits 2 double bedrooms, both of which have fitted wardrobes. The family bathroom is fitted with a bath with shower attachment and wash hand basin. There is a separate W.C situated next door.

Externally the bungalow has a south facing, low maintenance rear garden. Also offering a single garage with personal door giving access to the rear garden.

### Entrance Hall

Carpeted entrance hall with storage and airing cupboard with loft access.

### Lounge

17' 2" x 13' ( 5.23m x 3.96m )

Carpeted room with double glazed front aspect window and small obscured window to side. Radiator.

### Kitchen

12' 8" x 9' 9" ( 3.86m x 2.97m )

Wall and base units with sink and drainer, double glazed window to side aspect and double glazed door to rear aspect.

### **Bedroom 1**

13' x 11' 4" ( 3.96m x 3.45m )

Carpeted room with built in wardrobe, radiator and double glazed front aspect window.

### **Bedroom 2**

10' 11" x 10' 1" ( 3.33m x 3.07m )

Carpeted room with built in wardrobes, side aspect window and radiator.

### **Bathroom**

Bath and wash hand basin, tiled walls and obscured double glazed window to rear.

### **Separate Toilet**

Low level WC and obscured double glazed window to rear aspect.

### **Garage**

9' 1" x 17' ( 2.77m x 5.18m )

Detached garage with up and over door.

### **Front Garden**

Laid to lawn with path to front door.

### **Rear Garden**

South facing garden with patio. Side gate access and rear access to garage.





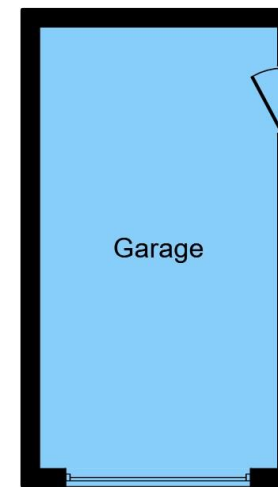








**Floor Plan**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 Band: E

Tenure: Freehold

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