







## Property Description

A rare opportunity to purchase a traditional bungalow all on one level in the popular area of St George. Offering lots of space this could potentially make a good family home ample of space, good size gardens, lots of parking as well as a garage. St George is located on the Eastern edge of the city and is well connected with several bus routes and transport links, as well as a variety of amenities and schools and green spaces and parks. Having the benefit of being sold with NO ONWARD chain, an early viewing is essential to avoid disappointment.

### Entrance

UPVC double glazed front door leading into entrance vestibule with a multi-glass door leading into the entrance hallway.

### Hallway

Hallway has hatch given access to loft storage, radiator, UPVC double glazed door leading out to the rear garden, door to a storage cupboard comprising hanging rails and coat hooks with storage space above, and doors off into principal rooms.

### Lounge

13' max x 13' ( 3.96m max x 3.96m )

UPVC double glazed patio doors leading out to the rear garden, radiator, coved ceiling, fitted gas living flame fire with tiled surrounds and wooden mantle over.

### Kitchen / Breakfast Room

19' 9" plus door recess x 10' 11" ( 6.02m plus door recess x 3.33m )

UPVC double glazed windows to both sides and to the front, UPVC double glazed glass doors leading out to the rear garden, radiator, extensive range of base units and drawers with rolled-edge worktops over with tiled splashbacks and matching wall units, space for cooker with an extractor hood above, one and a half bowl sink unit and drainer with a mixer tap, space and plumbing for electrical appliances i.e. washing machine/dishwasher/tumble dryer and space for fridge/freezer.

### Bathroom / Wet Room

UPVC double glazed obscured glass window, further hatch given access to loft storage space, double cupboard housing the central heating boiler and hot water cylinder, electric shower with a pull-down seat, low level WC, pedestal wash hand basin, bath with twin grip handles with mixer tap, partly tiled around, electric shaving point and chrome heated towel radiator.

### Bedroom One

13' 10" max x 13' max ( 4.22m max x 3.96m max )

UPVC double glazed window to the rear aspect, exposed floorboards, radiator, built-in wardrobes with mirror sliding doors comprising hanging rails and built-in shelving.

## Bedroom Two

14' x 13' ( 4.27m x 3.96m )

UPVC double glazed bay window to the front aspect and radiator.

## Bedroom Three

15' 8" max - into bay + recess x 13' 1" max ( 4.78m max - into bay + recess x 3.99m max )

UPVC double glazed bay window to the front aspect, radiator, exposed wood floorboard.

## Ensuite

Ensuite has wall mounted hand basin, corner shower cubical with electric shower with tiled surrounds and low level WC.

## Outside

To The Front

gate given access to front door, front garden is paved and has a stone porch, side access leading around to the rear, offer a parking for 3-4 cars and leads to the garage.

To The Rear

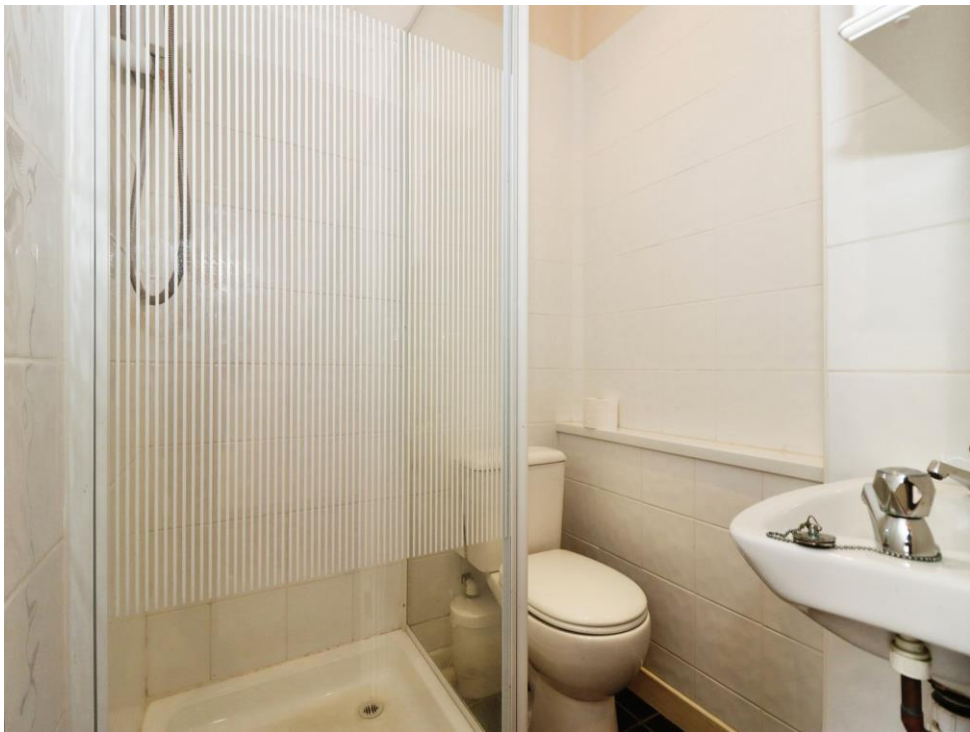
Rear garden has two garden sheds, outside tap, enclosed with fencing and walls, predominantly laid with lawn, patio area and rockery flower bed area.

## Garage

Garage has power and lighting, electric roller door.















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**EPC Rating: D**

Tenure: Freehold

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