



The Sycamores, Burnopfield

Nestled in a quiet a corner of Burnopfield, Suzanne Graham estate agents would like to offer this two-bedroom semi-detached bungalow for sale. The property is very well presented inside and comprises, entrance door to porch, lounge, kitchen, hall, shower room, two bedrooms with fitted wardrobes, one with patio doors overlooking the enclosed rear garden. There is a single garage with a remote-control door and driveway parking for car with front and rear gardens.

£195,000

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ENTRANCE DOOR TO PORCH

LOUNGE

19' 5" x 14' 2" (5.92m x 4.32m)

Double glazed bay window, central heating radiator, marble effect fireplace with electric fire, coving to ceiling.



ADDITIONAL LOUNGE PHOTO



KITCHEN

8' 3" x 10' 9" (2.51m x 3.28m)

Double glazed window, fitted kitchen units with work surfaces, sink unit with mixer tap, electric oven and gas hob with extractor canopy, plumbing for automatic washing machine.



BEDROOM ONE

12' 7" x 9' 2" (3.84m x 2.79m)

Double glazed window, central heating radiator, fitted wardrobes to wall.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

10' 2" x 10' 5" (3.1m x 3.18m)

Double glazed French doors to rear garden, fitted wardrobes to wall, central heating radiator.



SHOWER ROOM

Double glazed window, shower cubicle, WC, wash hand basin, heated towel rail, ceramic wall tiles.



ADDITIONAL SHOWER ROOM PHOTO



REAR LOBBY

Loft access

EXTERNALLY

Front and rear gardens with mature lawns, shrubs and patio's, driveway parking for car.



SINGLE GARAGE

Single garage with remote control electric roller shutter door. Water tap.

GARDEN PHOTO



REAR EXTERNAL



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

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