

40 Houndwood Drove | Street | BA16 9PR

FREEHOLD

£295,000

## PROPERTY SUMMARY



Offered with no onward chain is this delightful two bedroom detached bungalow. Comprises an entrance hall, lounge/diner, kitchen, garden room, two bedrooms and bathroom. The property also boasts a garage with off road driveway parking and enclosed front and rear gardens. An internal viewing is strongly recommended in order to fully appreciate this property.



### Entrance Lobby

Front door leading into entrance lobby. UPVC glazed door leading into entrance hall.

### Entrance Hall

Airing cupboard. Doors leading to bedroom one, two, bathroom, kitchen, bathroom WC. Double doors leading to lounge/diner.

### Bedroom One

12'11 x 11'5 (3.94m x 3.48m)

Built in wardrobe. Radiator. UPVC double glazed bay window to front. UPVC obscure window to side.

### Lounge/Diner

22'6 x 12'6 (6.86m x 3.81m)

Multi fuel burner. Two radiators. A dining area with room for a dining table and chairs. Three UPVC double glazed obscure windows to side. UPVC double glazed window to front.

### Bedroom Two

12'6 10'8 (3.81m 3.25m)

Built in wardrobe. Radiator. UPVC double glazed window to rear. Two UPVC double glazed obscure windows to side.

### Kitchen

11'4 x 9'5 (3.45m x 2.87m)

A range of wall, drawer and base units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for a washing machine. Space for under counter fridge. Space for an oven. Cooker hood. Tiled flooring. UPVC double glazed window to rear and side. Door leading to garden room.

Detached Bungalow

Entrance Hall

Lounge/Diner

Kitchen

Garden Room

Two Bedrooms

Bathroom

Garage

Workshop

Off Road Parking



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PROPERTY**

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**Garden Room**

10'9 x 6'9 (3.28m x 2.06m)

Power and light. A door leading in to the garden, A door leading on to the driveway at the side of the property.

**Bathroom**

White panelled bath and shower over. Tiling to splash prone areas.

**WC**

Low level WC. Wash hand basin. Tiling to splash prone areas.

**Rear Garden**

Enclosed with wooden fencing and wall. A wide range of mature plants, shrubs, trees and bushes. Patio and entertaining area. Glass greenhouse.

**Front of Property**

A driveway to the side of the bungalow providing off road parking for several vehicles. An attractive lawn with a selection of plants, flowers and trees.

**Garage**

15'8 x 8 (4.78m x 2.44m)

Up and over door. Power and light. Door through to work shop.

**Workshop**

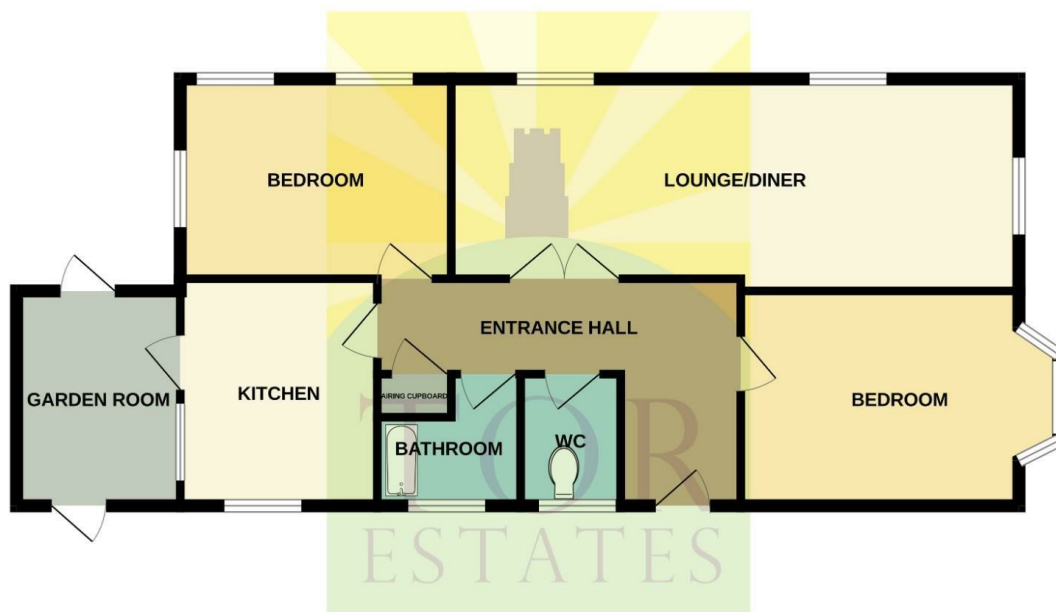
5'6 x 8 (1.68m x 2.44m)

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## GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

