



-  Detached Bungalow
-  Two Double Bedrooms
-  2024 Installed Kitchen

-  Landscaped Gardens
-  Garage
-  No Chain

**Price: £315,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Occupying a quiet, cul de sac position within easy reach of the amenities of Churchtown village, this particularly well presented, detached bungalow must be viewed to be fully appreciated.

Much improved by the current owners, the gas centrally heated and double glazed accommodation is offered for sale with no onward chain and briefly comprises: Entrance Vestibule, Hall, Living Room, Conservatory, modern fitted Kitchen, two double Bedrooms and Shower Room.

Outside, the bungalow stands in landscaped, mature gardens, the front incorporating a block paved driveway leading to the garage with electric up and over door. The rear garden is private, with paved patio, raised timber deck, shaped lawn and stablished borders, well stocked with a variety of plants, shrubs and trees.

Croston's Brow is a turning off Knob Hall Lane which links Radnor Drive with Marshside Road.





## Entrance Vestibule

## Hall

**Living Room** - 6.38m x 3.51m (20'11" x 11'6")

**Kitchen** - 3.48m x 2.87m (11'5" x 9'5")

**Conservatory** - 3.05m x 2.21m (10'0" x 7'3")

**Bedroom 1** - 3.99m x 3.38m overall (13'1" x 11'1")

**Bedroom 2** - 3.89m x 2.87m (12'9" x 9'5")

**Shower Room** - 2.44m x 1.47m (8'0" x 4'10")

**Outside:** The bungalow stands in landscaped, mature gardens, the front incorporating a block paved driveway leading to the garage measuring 6.36m (20'11") x 2.80m (9'2") with electric up and over door. The rear garden is private, with paved patio, raised timber deck, shaped lawn and stablished borders, well stocked with a variety of plants, shrubs and trees.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link:  
<https://www.signalchecker.co.uk/>

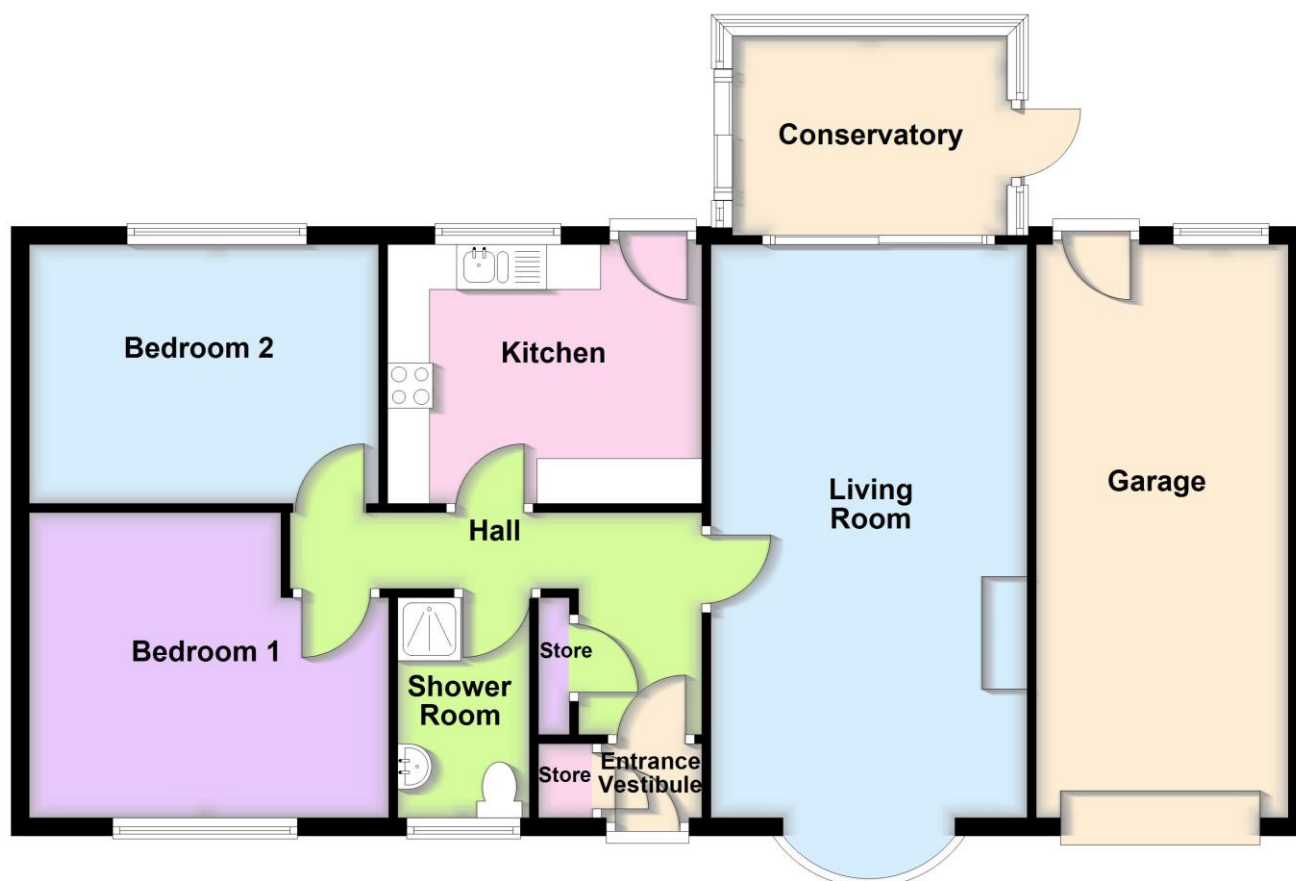
**Broadband:** Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Ground Floor**  
Approx. 96.3 sq. metres (1036.9 sq. feet)



Total area: approx. 96.3 sq. metres (1036.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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