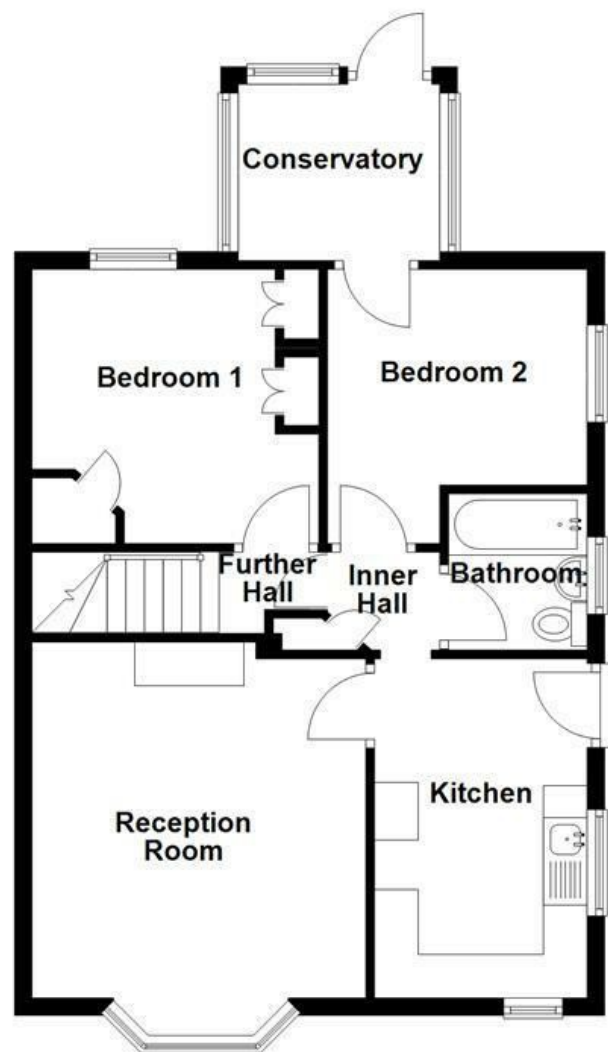
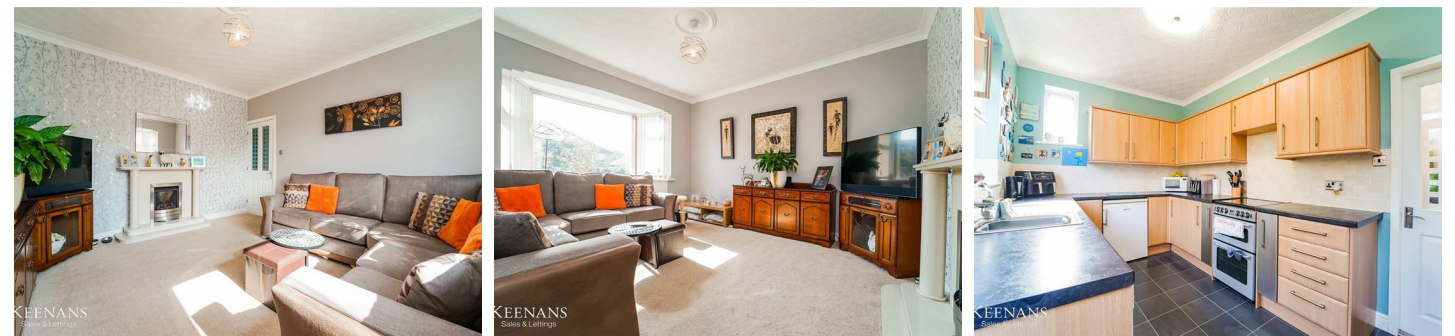
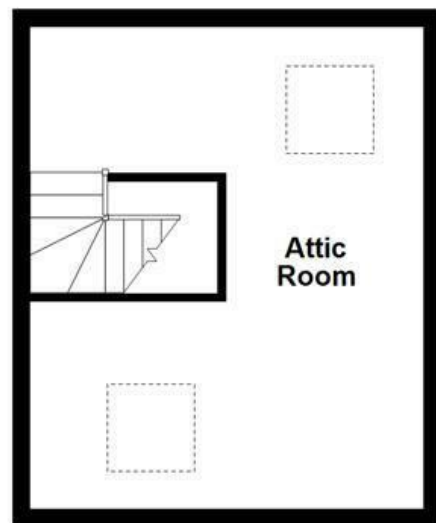


Ground Floor



First Floor



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Waverley Road, Knuzden, BB1 3ND

Offers Over £180,000

A DECEPTIVELY SPACIOUS TWO BEDROOM BUNGALOW - WITH A GENEROUS ATTIC ROOM

Nestled on Waverley Road in the charming area of Knuzden, this deceptively spacious two-bedroom semi-detached bungalow offers a delightful blend of comfort and practicality. Upon entering, you will be greeted by an abundance of natural light that fills the living spaces, creating a warm and inviting atmosphere throughout the home.

The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for a couple or a small family, with bedroom one being fully fitted. The thoughtfully converted attic room adds significant versatility, currently utilised as an additional bedroom, this space could easily transform into a hobby room, a home office, or simply serve as extra storage, catering to your individual needs.

Outside, the property boasts off-road parking for multiple vehicles, leading to a convenient single garage. This feature is particularly advantageous for those with busy lifestyles or for families with more than one vehicle.

Situated in a popular location, this bungalow offers excellent access to major commuter routes, making it ideal for those who travel for work. Additionally, local amenities are within easy reach, ensuring that everyday conveniences are just a stone's throw away.

Waverley Road, Knuzden, BB1 3ND

Offers Over £180,000

 2  1  1  D

- Semi Detached Bungalow
- One Reception Room
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen
- Tenure: Leasehold
- Attic Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Kitchen

12'9 x 8' (3.89m x 2.44m)
UPVC double glazed entrance door, UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for undercounter fridge, space for undercounter freezer, tile effect flooring and doors to reception room and inner hall.

Reception Room

12'11 x 12'3 (3.94m x 3.73m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, living flame gas fire, marble effect hearth and surround and TV point.

Inner Hall

Wood effect flooring, storage cupboard and doors to bathroom, bedroom two and further hall.

Bathroom

5'10 x 5'3 (1.78m x 1.60m)
UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and electric feed shower over, tiled elevation and vinyl flooring.

Bedroom Two

9'10 x 9'9 (3.00m x 2.97m)
UPVC double glazed window, central heating radiator, coving and UPVC double glazed door to conservatory.

Conservatory

7'7 x 6'7 (2.31m x 2.01m)
UPVC double glazed windows, sloped polycarbonate roof, central heating radiator, wood effect flooring and UPVC double glazed door to rear.

Further Hall

Wood effect flooring, stairs to first floor and door to bedroom one.

Bedroom One

10'9 x 10'4 (3.28m x 3.15m)
UPVC double glazed window, central heating radiator, under stairs storage and fitted wardrobes.

First Floor

Attic Room

18'1 x 14'9 (5.51m x 4.50m)
Two Velux windows, two central heating radiators, spotlights and exposed beams.

External

Front

Bedding areas, gravel chipping and drive leading to garage.

Rear

Paving, gravel chipping and single garage.



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