



**Geraldton Avenue, Kings Road,**

**£210,000**

- \*\* DETACHED BUNGALOW \* FOUR BEDROOMS \* NO CHAIN \*\*
- \*\* CUL-DE-SAC LOCATION \* TANDEM GARAGE \* 2 BATH/SHOWER ROOMS \*\*
- \*\* SPACIOUS LOUNGE/DINING ROOM \* FRONT VIEWS \*\*

Fantastic opportunity for either a family or retirement couple to purchase this delightful detached bungalow.

Benefits from gas central heating, UPVC double glazing and alarm system.

The accommodation is all on one level and briefly comprises side entrance to a fitted kitchen, spacious lounge with dining area, four bedrooms, shower room and bathroom.

To the outside there are gardens, ample driveway parking and a tandem garage.





## Entrance

## Lounge/Dining Area

20'6 x 14'9 (6.25m x 4.50m)

Patio doors to front garden, laminate wood flooring and three central heating radiators.

## Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Modern Oak fitted wall and base units with Stainless Steel sink and drainer. Stainless Steel oven and hob. Plumbing for washing machine and dishwasher.

## Bedroom one

11'7 x 10'3 (3.53m x 3.12m)

Central heating radiator.

## Bathroom

Three piece white suite comprising of; low flush WC, hand wash basin and panel bath.

## Shower Room

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle.

## Bedroom Two

15'1 x 8'6 (4.60m x 2.59m)

Central heating radiator.

## Bedroom Three

8'9 x 12'1 (2.67m x 3.68m)

Central heating radiator.

## Bedroom Four

8'5 x 5'8 (2.57m x 1.73m)

Central heating radiator.

## Outside

Gardens to the front, driveway to a tandem garage and patio garden to the rear.

## Council Tax

C



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	84	(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	71	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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