



Sinden Mews, Thackley, Asking Price £175,000

PUBLIC NOTICE
2 Sinden Mews BD10 0AD

We are acting in the sale of the above property and have received an offer of £163,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**** LINK DETACHED BUNGALOW ** TWO BEDROOMS ** NO CHAIN ****
**** SMALL CUL-DE-SAC DEVELOPMENT ** FITTED KITCHEN ** GARAGE ****
Available with vacant possession is this delightful two bedroom link detached bungalow. Briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom. Outside are gardens, parking and garage.



Entrance

Lounge

11'5" x 13'9" (3.48m" x 4.19m")

Kitchen

10'0" x 7'0" (3.05m" x 2.13m")

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer and door leading rear.

Bedroom One

10'1" x 10'1" (3.07m" x 3.07m")

Bedroom Two

11'5" x 9'7" (3.48m" x 2.92m")

Exterior

Outside is a driveway leading to a single garden together with garden to rear.

Council Tax Band

C

Tenure

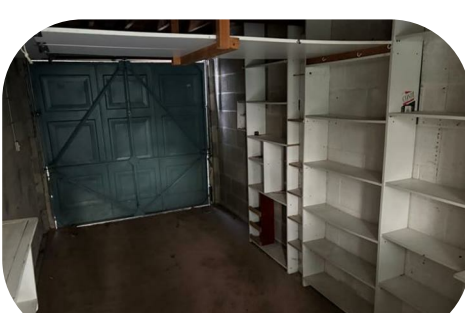
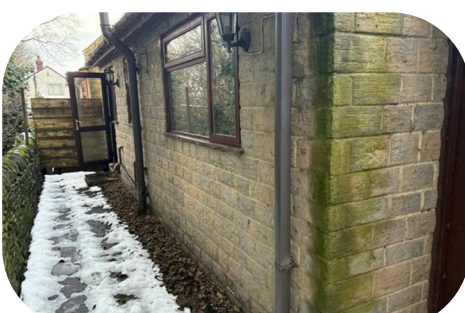
FREEHOLD

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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 ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

