



**All Alone Road, Idle,**

**£265,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* NO CHAIN \* POPULAR LOCATION \*

\* SMALL DEVELOPMENT \* MODERN KITCHEN & SHOWER ROOM \* AMPLE PARKING \*

Occupying a sought after cul-de-sac location and available with no onward chain, is this delightful two bedroom semi detached bungalow.

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

The manageable accommodation briefly comprises reception hall, lounge with dining area, modern white fitted kitchen, two good sized bedrooms and a modern house shower room.

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





## Reception Hall

## Lounge

11'7" x 15'8" (3.53m x 4.78m)

With pebble effect remote controlled gas fire in feature fireplace, radiator.

## Dining Area

10'8" x 10'1" (3.25m x 3.07m)

With radiator.

## Kitchen

15'4" x 9' (4.67m x 2.74m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, electric double oven and hob, plumbing for auto washer and dishwasher, part tiled walls and radiator.

## Shower Room

Three piece modern white suite, tiled walls and heated towel rail.

## Bedroom Two

8'5" x 9'2" (2.57m x 2.79m)

With radiator.

## Bedroom One

10'6" x 10'3" (3.20m x 3.12m)

With built in wardrobes and radiator.

## Exterior

To the outside there are easy to maintain gardens to both front and rear, together with ample driveway parking leading to a single garage with electric garage door.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, turn right onto The Stray, right onto All Alone Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

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                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         | 85        | (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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