



5 Boundary Way, Richmond, DL10 5QF  
£220,000





## 5 Boundary Way, Richmond, DL10 5QF

Nestled in the charming area of Boundary Way, Richmond, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a refitted kitchen and bathroom and two well-proportioned bedrooms.

Set on a generous-sized plot, this property benefits from ample outdoor space, with scope to extend subject to the relevant planning consents. One of the highlights of this home is the lovely rear garden with pleasant views beyond.

Offered for sale with no onward chain, this bungalow presents a straightforward buying process, making it an attractive option for those looking to move in without delay. Do not miss the chance to make this charming bungalow your new home in Richmond.

### HALL

With a UPVC entrance door, large double storage cupboard, doors lead into the lounge and the kitchen.

### KITCHEN 3.33 x 2.39 (10'11" x 7'10")

With a range of wall, base and drawer units with worktops, Zanussi gas hob, electric oven, plumbing for a washing machine, stainless steel sink unit and drainer, tiled splash back and tiled flooring. There is a UPVC double glazed window and a UPVC double glazed door leading out to the garden.

### LOUNGE / DINING ROOM 4.92 x 3.64 (16'1" x 11'11")

At the front of the property with a UPVC double glazed bay window, fire surround with an electric stove and tv aerial point. A door leads into the inner hallway.

### INNER HALLWAY

With a large storage cupboard, loft hatch providing access into the roof void which is partially boarded and has a loft light and a ladder, the Baxi combi boiler is also located in the loft. Doors lead into the bedrooms and the bathroom.

### BEDROOM 1 3.97 x 2.73 (13'0" x 8'11")

A double bedroom at the rear of the property having fitted robes with sliding mirrored doors, central heating radiator and a UPVC double glazed window.

### BEDROOM 2

A double bedroom at the rear of the property with a central heating radiator and a UPVC double glazed window with pleasant far reaching views.

### BATHROOM 2.0 x 1.99 (6'6" x 6'6")

With a white suite comprising of bath with shower over and a glass shower screen, w.c and a wash hand basin set in a vanity unit with a handy cupboard beneath, towel radiator, spot lights, part tiled walls and a UPVC double glazed window with obscured glass to the side.

### EXTERNALLY

To the front of the property there is a driveway providing off road car parking for one vehicle, gates open to the side of the property providing further parking. There is a lawn with mature shrubs to the front and an external light.

To the rear of the property there is a generous sized garden with pleasant views. There is a lawn, garden shed, greenhouse, patio area, feature pond external cold water tap and external lighting.

### NOTES


- \* FREEHOLD
- \* COUNCIL TAX BAND C



**£220,000**



NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 