

propertyplus

for sale

End of Terrace - Ferndale

£129,950

Property Reference: PP12634



Situated in this quiet, semi-rural, sought after, cul-de-sac position, we are delighted to offer to the market, this unique, two bedroom plus loft storage, bay-fronted, end-terraced bungalow which are particularly in demand and especially in this picturesque location.



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Call Free 0800 043 7300

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Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to main lounge.

Lounge (4.85 x 3.71m)

UPVC double-glazed bay window to front with made to measure blinds, papered décor, plastered emulsion and coved ceiling, fitted carpet, two radiators, Adam-style feature fireplace with two recess





alcoves either side both fitted with wall light fittings, ample electric power points, opening to rear to inner hallway, white panel doors allowing access to bedroom 1 and lobby.

Bedroom 1 (3.12 x 2.61m)

UPVC double-glazed bay window to front with made to measure blinds, papered décor, plastered emulsion ceiling with coving, fitted carpet, ample electric power points.

Lobby

Plastered emulsion décor and coved ceiling, fitted carpet, staircase allowing access to loft storage.



Inner Hallway

Papered décor, plastered emulsion and coved ceiling, fitted carpet, white panel doors to bedrooms 2, wetroom/WC, further door to kitchen.

Bedroom 2 (2.65 x 2.34m)

Papered décor, plastered emulsion ceiling with coving, dome light fitting with made to measure blinds, fitted carpet, radiator, electric power points.



Wetroom

Patterned glaze UPVC double-glazed window to side, fully ceramic tiled floor to ceiling, plastered emulsion ceiling, Xpelair fan, non-slip flooring, radiator, full suite in white comprising low-level WC, wash hand basin, walk-in wet area.

Kitchen/Breakfast Room (3.35 x 4.65m)

UPVC double-glazed door to side allowing access to side entrance, UPVC double-glazed window to side, plastered emulsion décor with three walls ceramic tiled, plastered emulsion ceiling with two ceiling light fittings and genuine dome for natural light, cushion floor covering, radiator, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, leaded display cabinets, single sink and drainer unit with central mixer taps,



plumbing for washing machine, ample space for additional appliances, ample space for dining table and chairs if required, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Loft Storage

Full width and depth of the main property with genuine double-glazed Velux skylight windows, plastered emulsion décor and ceiling, electric power points, fitted carpet, radiator, concealed storage within eaves.

Front Garden

Laid to astroturf with outside water tap fittings, timber gate allowing main

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.