

## **VACANT 3 BED SEMI DETACHED BUNGALOW IN A VERY POPULAR ROAD CLOSE TO RETAIL PARKS AND ROAD** LINKS. Foxley Road, Queenborough **ME11 5AN**



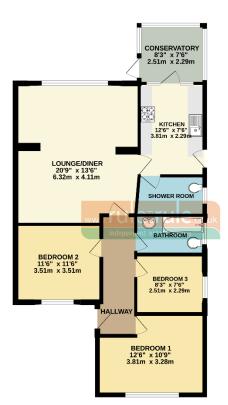




GUILD



GROUND FLOOR 895 sq.ft. (83.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	С	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20			

Rule & Rule delighted to offer this vacant 3 bed semi detached chalet bungalow situated in the everpopular Foxley Road, Queenborough.

This potential family or retirement home offers surprisingly spacious accommodation having been extended out back.

The property has uPVC double glazing, gas fired central heating, a fitted kitchen, spacious extended lounge-diner, family bathroom and a separate wet room.

Outside is ample off street parking along with an attached single garage to side and a lawn garden to rear with patio and fenced perimeter. Best of all, there is no onward chain to hold you up!

Contact Mark or Shannon to book your escorted viewing.

TOTAL FLOOR AREA: 805 spt], (82.2 sp, m), ppg)rots, monotomeration and any other between the close spt of the dimensional close spt of the dimensional spt of the dimensional spt of the dimensional close spt of the dimensional spt

of da am

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an other is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmations may apply to this property.