

PRICE
£385,000

Freehold



**A SPACIOUS, EXTENDED 4 BEDROOM
BEDROOM BUNGALOW SITUATED CLOSE
TO LOCAL AMENITIES ON A WIDER
THAN AVERAGE PLOT. NO CHAIN TOO!**

**Belgrave Road, Halfway
ME12 3EB**



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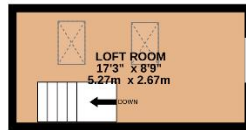
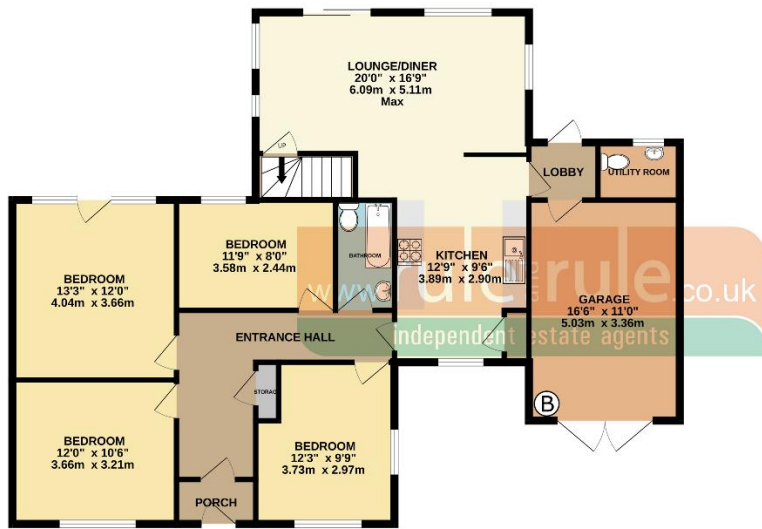
**THE GUILD
PROPERTY
PROFESSIONALS**

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GROUND FLOOR
1274 sq. ft. (119.4 sq.m.) approx.

1ST FLOOR
150 sq. ft. (13.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1424 sq. ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix 62025

Rule & Rule are delighted to offer this spacious four-bedroom detached bungalow, with an additional loft room, located in a popular road, just a short drive from varied local amenities. Situated on a generous plot, this property offers excellent potential for future expansion, making it even more ideal for families or retirees. Inside, it features gas central heating, uPVC double glazing, a fitted kitchen, a utility room, and a modern bathroom suite complete with a monsoon mains shower. Outside, there is ample off-street parking, an attached garage, and mature gardens. The front garden enhances the home's curb appeal, while the rear lawn garden stretches over 80 feet and enjoys a sunny west-facing aspect. This charming home is an outstanding opportunity—schedule your escorted viewing with Mark or Shannon without delay!

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer 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 confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.