

PRICE
£270,000

Freehold



**A NICELY PRESENTED 2 BED DETACHED
BUNGLAOW SITUATED CLOSE TO THE
BEACHES AND AMENITIES OF WARDEN BAY.
BEST OF ALL, THERE'S NO CHAIN!**

**Cliff View Gardens, Warden
Bay, ME12 4NH**



www.ruleandrule.co.uk
independent estate agents

OnTheMarket

Zoopla
Smarter property search

rightmove

**THE GUILD
PROPERTY
PROFESSIONALS**

www.ruleandrule.co.uk | facebook.com/ruleandrule | T: 01795 662604



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Just a short stroll from the seafront at Warden Bay, this well-presented two-bedroom detached bungalow promises a relaxed coastal lifestyle with all the comforts of modern living.

Step inside to discover a recently updated fitted kitchen and a stylish, recently updated shower room—both finished to a contemporary standard. Full gas central heating and uPVC double glazing ensure year-round comfort.

Outside, the property offers generous off-street parking, an attached garage, and mature gardens front and rear. A timber deck, workshop, and summerhouse provide the perfect setting for sunny afternoons or leisurely pottering. And with no onward chain, your move could be refreshingly straightforward.

To arrange your escorted viewing, contact Mark or Shannon today.

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.