



Lakeside Gardens, £350,000

- Council tax band D
- No onward chain
- Garage with driveway
- Utility room
- Master with en-suite and dressing room
- Conservatory
- EPC Rating: D



 3  2  1



About the property

This charming semi-detached bungalow, in a prime location with excellent transport links and nearby amenities, features three bedrooms (one bedroom currently being used as a study), a private garden, garage, utility room, offering a blend of comfort, convenience, and character with no onward chain.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



Accommodation

Porch

Hallway

Kitchen

11' 2" Max x 13' 1" Max (3.40m Max x 3.99m Max)

Living/Dining Room

Living Area

12' 1" Max x 16' 9" Max (3.68m Max x 5.11m Max)

Dining Area

10' 9" Max x 11' 1" Max (3.28m Max x 3.38m Max)

Conservatory

14' 5" Max x 13' 3" Max (4.39m Max x 4.04m Max)

Bathroom

Bedroom 1

18' Max x 12' 6" Max (5.49m Max x 3.81m Max)

En-Suite

Dressing Room

Utility Room

Garage

16' Max x 11' 1" Max (4.88m Max x 3.38m Max)

Bedroom 2

12' 6" Max x 10' 5" Max (3.81m Max x 3.17m Max)

Bedroom 3/Study

9' 5" Max x 11' 4" into alcove (2.87m Max x 3.45m into alcove)

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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