



Abbots Walk

£95,000

- Semi-Detached
- Bungalow
- Two Double Bedrooms
- Front & Rear Garden
- Attractive Views
- EPC Rating: D



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About the property

A two double bedroom semi-detached bungalow for sale, situated in a popular area with no on-going chain. The property benefits from a front and rear garden area with attractive views, a garage and a spacious lounge. Conveniently located to schools, shops and public transport links.

Internally the property comprises of an open plan lounge diner with double doors onto the front garden, a kitchen, internal hall, two bedrooms and a four piece bathroom suite. In need of refurbishment but ideal first time or retirement home.

Internal viewings come highly recommended.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Accommodation

Lounge

19' 8" max x 15' 9" max (5.99m max x 4.80m max)

Entrance via a door to the side with obscured glass. Vinyl flooring to the dining room and fitted carpets to the lounge. Doors into the kitchen and inner hall and patio doors to the front.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)

Fitted with a matching range of wall and base units with a stainless steel sink and space for a cooker, fridge freezer and washing machine. Vinyl flooring and tiled splashbacks. Wall mounted gas combination boiler and a window to the front.

Inner Hall

Vinyl flooring, doors into two bedrooms and bathroom. Fitted storage cupboard and a door with obscured glass to the rear.

Bedroom One

13' 1" min x 8' 1" (3.99m min x 2.46m)

Fitted carpets, built in wardrobes and a window to the side.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)

Vinyl flooring and a window to the rear.

Bathroom

Fitted with a four piece suite comprising of a walk in electric shower, a bath, w.c and wash hand basin. Vinyl flooring and tiled splashbacks.

Front

Gate to the front enclosed patio area.

Rear

Enclosed rear garden laid to patio, chipping stones and mature shrubs. Rear access via a gate.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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