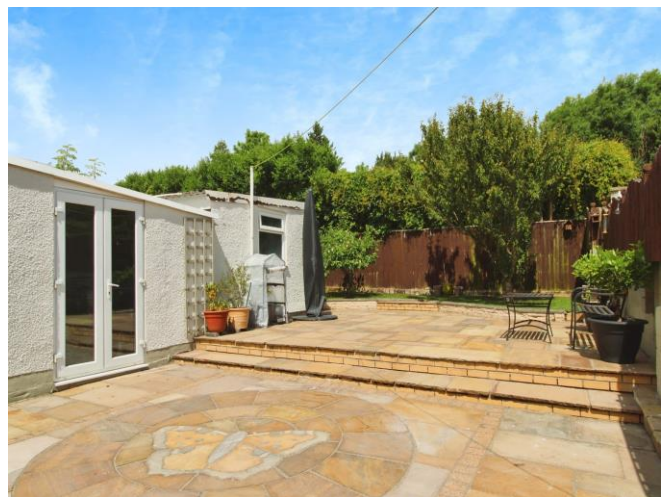




## Meadow Close, £300,000

- Council Tax C
- Two Bedroom
- Semi-Detached Bungalow
- Fibre Broadband
- Log Burner
- Outbuilding to Rear
- Garage
- EPC Rating: E



 2  1  1



## About the property

Welcome to Meadow Close, a delightful two-bedroom semi-detached bungalow situated in the tranquil village of Coychurch. This well-maintained home offers comfortable living spaces, a convenient layout, and the added benefit of a private garage, making it an ideal choice for couples, small families, or those looking to downsize. The property comprises of entrance hall, living room, kitchen, bathroom, bedroom and conservatory to the first floor. To the second floor is the master bedroom with recently fitted en-suite and study/dressing room. Externally the property has a driveway for several cars leading to a garage. To the rear is an enclosed garden. Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience all that Meadow Close has to offer.

## Accommodation

### Lounge

11' 10" x 15' 9" ( 3.61m x 4.80m )

### Dining

9' 4" x 13' 6" ( 2.84m x 4.11m )

### Kitchen

14' 9" x 8' 4" ( 4.50m x 2.54m )

### Conservatory

10' 6" x 8' ( 3.20m x 2.44m )

### Bedroom 1

9' 7" max x 14' 1" max ( 2.92m max x 4.29m max )

### Bedroom 1 Ensuite



8' 4" x 7' 4" ( 2.54m x 2.24m )

### **Bedroom 2**

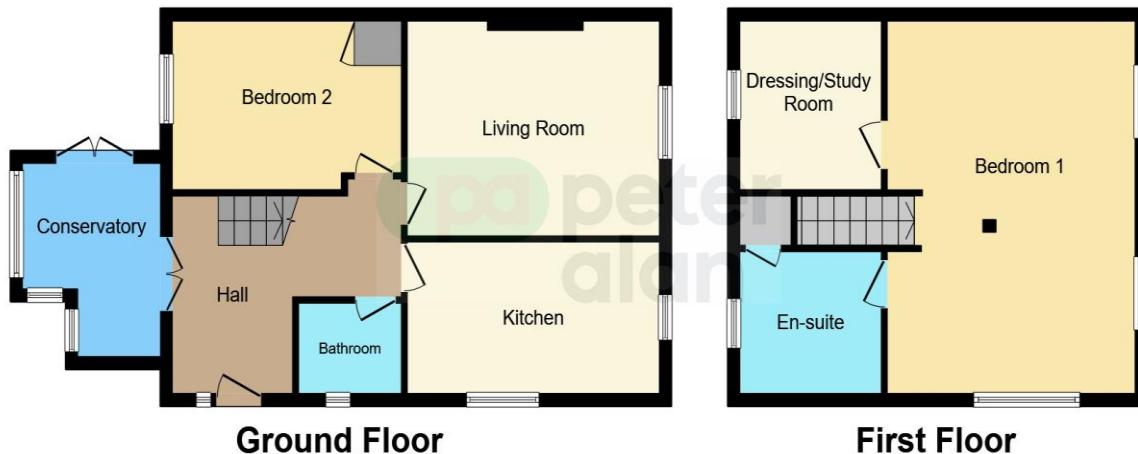
9' 4" x 13' 6" ( 2.84m x 4.11m )

closet 8.05 x 8.11

### **Bathroom**

6' 3" x 5' 1" ( 1.91m x 1.55m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let