



Chapel Road, Broughton



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Asking price £250,000



Key Features

- NO UPWARD CHAIN
- GENEROUSLY PROPORTIONED
- 4 CAR PARKING
- EXCELLENT PLOT
- OAK STYLE KITCHEN
- COUNCIL TAX BAND D
- EPC RATING C
- FREEHOLD





Discreetly situated just of Broughton village centre this excellent detached bungalow offers well proportioned 2 bedroom accommodation with driveway parking for 4 cars and a detached garage. The home includes a generous lounge leading through to a dining room with oak style kitchen off. The double bedrooms are served by a large bathroom that could easily accommodate a separate shower if required. There are easily maintainable gardens to 3 sides including a small orchard and vegetable plot.

Early viewing is advised.

VIRTUAL TOUR

[CLICK HERE](#)

ENTRANCE

A double glazed door and side screens open to a broad reception hall with coving, radiator and access to the roof space.

LOUNGE 4.55m x 3.94m (14'11" x 12'11")

A generous forward facing room with double glazed window, coving, dado rail, mahogany style fire surround with marbled back and hearth and inset gas fire. A squared arch opens to the dining area.

DINING AREA 3.94m x 3m (12'11" x 9'10")

Ideal for family gatherings with window overlooking the rear gardens, dado rail, coving and radiator.

KITCHEN 3.62m x 3.65m (11'11" x 12'0")

(max measurements.) Well appointed with a range of oak style fronted high and low units with contrasting work tops and including an inset stainless steel sink unit, plumbing for an automatic washing machine, inset electric hob with oven under and decorative extractor over, half tiled walls, double glazed window, radiator and rear personnel door.



BEDROOM 1 4.24m x 4.82m (13'11" x 15'10")

A well proportioned forward facing double room with double glazed window, coving and radiator.

BEDROOM 2 4.82m x 3.1m (15'10" x 10'2")

A further double room with window to the side, radiator, coving and built in wardrobes and dressing table.

BATHROOM 3.63m x 2.69m (11'11" x 8'10")

Appointed with a suite in champagne to include panelled bath with mains shower over, pedestal wash hand basin, close coupled wc, tiled to full height on 2 walls and to the floor, coving, spotlights, window and large linen cupboard housing the gas fired combination boiler.

OUTSIDE

The property is fronted by a block wall beyond which there are easily maintained gravel topped gardens with flower borders. Twin wrought iron gates open to a 4 car reception drive with detached brick built garage beyond. The rear of the property again features a central gravel topped garden with shrub and rose borders, garden shed and greenhouse. The remaining side of the home includes an orchard with plum, pear and apple trees together with a vegetable garden with aluminium framed greenhouse.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





Ground Floor

Approx. 95.8 sq. metres (1031.6 sq. feet)



Total area: approx. 95.8 sq. metres (1031.6 sq. feet)

