

A LARGE 2 BEDROOM SEMI DETACHED DORMER BUNGALOW SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES. The property requires some upgrading works but provides bright and spacious living accommodation comprising entrance hall. large living room, good sized kitchen, dining room leading to a good sized conservatory, double bedroom and bathroom/w.c, large landing with study area (potential to convert to bedroom 3), further bedroom with en suite shower room. Block paved driveway. Gardens to front and rear.

















FLOOR PLAN LOCATION Ground Floor 706 sq.ft. (65.6 sq.m.) approx. 1st Floor 266 sq.ft. (24.7 sq.m.) approx. Rawcliffe Howard Dr Rawcliffe Clifton with Rawcliffe Primary School Country Pk Clifton Dining Room 11'6" x 10'8" 3.52m x 3.26m Bedroom Bedroom 1 11'7" x 10'8" 3.52m x 3.24m 10'11" x 9'1" 3.33m x 2.77m Without & Rawcliffe Allotments Clifton Park Hospital Kitchen 12'5" x 10'8" 3.78m x 3.26m Lounge 17'8" x 10'8" 5.38m x 3.24m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 77 (69-80) 56 D (55-68) TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx. very alteright has been made to ensure the accuracy of the florighan contained here, measurement, windows, rooms and any other items are approximate and no responsibility to taken for any error on or met-statement. This plant is the surface properties of the state of the state of the state of the temperature. The set plant is the state of the performance. The set plant is the state of the performance. The set plant is the state of the state of the state of the state of the performance of the state of the accuracy to the state of the st (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.