

A spacious three bedroom detached bungalow benefitting from no onward chain, positioned in a pleasant cul de sac, briefly comprising bathroom, shower room, kitchen/ diner, lounge & enclosed rear garden.

**The Accommodation Comprises:-**

Obscured UPVC double glazed door into;

**Entrance Hall:- 8' 7" x 13' 4" (2.61m x 4.06m)**

Storage cupboard housing meters, further storage cupboard with shelves, access to loft which has ladder and light.

**Kitchen/ Breakfast Room:- 14' 4" x 12' 7" (4.37m x 3.83m) ( Maximum measurement )**

Two UPVC double glazed windows to side elevation, with a range of base cupboards and matching eye level units, stainless steel sink unit with mixer tap, integrated oven with gas hob and extractor hood over, Worcester boiler to wall, space for fridge/ freezer, space for washing machine, tiled flooring, radiator.

**Lounge:- 10' 8" x 16' 0" (3.25m x 4.87m)**

UPVC double glazed windows to side and rear elevation, door to rear elevation, radiator.

**Bedroom One:- 11' 3" x 11' 8" (3.43m x 3.55m)**

UPVC double glazed window to rear elevation, storage cupboard with shelves, radiator.

**Bedroom Two:- 10' 4" x 8' 9" (3.15m x 2.66m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Three:- 11' 4" x 6' 8" (3.45m x 2.03m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom:- 7' 1" x 5' 8" (2.16m x 1.73m)**

Obscured UPVC double glazed window to front elevation, wash hand basin, bath with shower attached, low level WC, ladder style radiator.

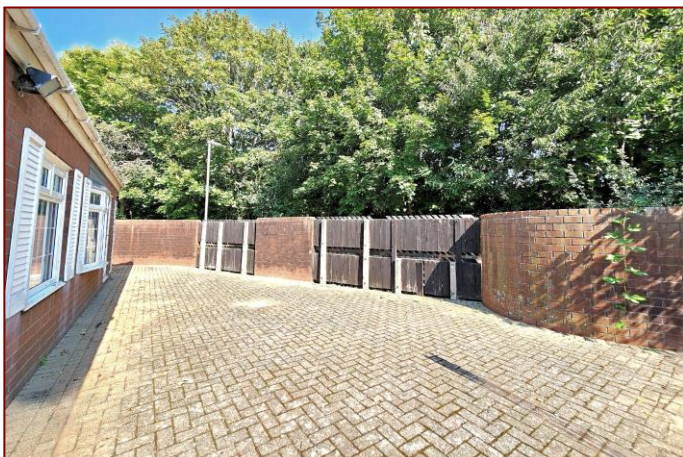
**Shower Room:- 7' 5" x 7' 0" (2.26m x 2.13m)**

Obscured UPVC double glazed window to front elevation, modern fitted suite briefly comprising shower with Mira shower, wash hand basin, low level WC, chrome ladder style radiator, tiling to walls and floor.

**Outside:-**

The rear garden is enclosed by brick wall and fences which is low maintenance and laid to block paving.

To the front of the property is a driveway providing off road parking, enclosed by fencing with pedestrian gate, further side access which leads to workshop/ porter cabin.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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£325,000

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\*DRAFT DETAILS\*

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