



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £399,950

Viewing: strictly by appointment through the agent

Located within this desirable residential location, and believed to of been built in the late 1950's. This is a two / three bedroom detached bungalow having undergone, a comprehensive renovation in 2018. The bungalow offers prospective buyers with well presented and instantly appealing living accommodation throughout. Excellent amenities are within easy reach of the property, some of which include: highly regarded schooling, supermarkets, doctors and an array of independent shops within Coleham, with the property being a 15 minute walk of the Quarry park with tranquil riverside walks. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, living room, lounge / bedroom, modern re-fitted kitchen, two bedrooms, bathroom, front and pleasing rear gardens, brick paved driveway, garage, double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Reception hallway

Covered entrance with door opening to:

Spacious reception

Having cloaks cupboard and radiator.

Living room

9'8 x 8'0

Pleasing room which could be used for a variety of purposes (living room, dining room, study or third bedroom) having window to front, radiator.

Lounge/bedroom

16'2 x 11'2

Having window to front, patio doors giving access to rear, radiator.

Kitchen

14'8 x 8'6

Having a fitted Granite worktops, range of wooden fronted eye level and base cupboards, 1 1/2 sink drainer unit, integrated dishwasher, washing machine, four ring gas hob with extractor fan hood over, fan assisted oven and grill, larder cupboard, space for American style fridge freezer, LED dimer lights to ceiling, window overlooking garden, radiator.

Bedroom

12'6 x 9'11

Having window, fitted bedroom furniture, radiator.

Bedroom

11'9 x 9'4

Having window, radiator.

Bathroom

Having modern suite comprising: panel bath with mixer shower and rain shower above, wash hand basin with mixer tap, WC set to vanity unit, tiled too walls, tiled floor with electric underfloor heating, extractor fan, airing cupboard, window and towel rail.

Outside

To the front of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles. Access is then given to a garage with remote controlled roller doors to front and double glazed door and window to rear. To the rear of the property there is a pleasing garden having raised paved patio sun terrace, steps lead down to a good size lawn garden with further steps leading down to an orchard area having apple and plum tree. The garden offers good levels of privacy and is a very pleasing aspect of the property.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the

recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

