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Viewing: strictly by appointment
through the agent

Offers In The Region Of £340,000

A spacious, well proportioned and versatile four double bedroom detached dormer bungalow, occupying a pleasing position within this highly sought after village location. The village of Bicton has a primary school, children's nursery/day care centre, an active village hall and petrol station with convenience store. Commuters will be pleased to know that access to the A5 linking up to the North leading to Oswestry and South East onto the M54 motorway network are readily accessible from the property. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge/diner, modern refitted kitchen, two ground floor double bedrooms, ground floor bathroom, first floor landing, two further double bedrooms, modern shower room, front, side and rear gardens, two driveways, garage, UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway

Having understairs store cupboard, tiled floor, wall mounted thermostat control unit, radiator.

Door from reception hallway gives access to:

Lounge/diner

22'1 x 12'7 max reducing down to 9'11

Having UPVC double glazed windows to front and rear of property, two radiators, open fire set to stone style hearth with timber mantel.

Doorway from lounge/diner and door from reception hallway gives access to:

Refitted kitchen

10'9 x 8'10 excluding recess

Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, tiled splash surrounds, space for appliances, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, tiled floor, floor mounted oil fired central heating boiler.

Doors from reception hallway give access to: Two ground floor bedrooms and bathroom.

Bedroom

13'0 x 9'11 excluding recess

Having UPVC double glazed window to rear, radiator, built-in wardrobe with store cupboard above.

Bedroom

11'8 x 9'7

Having UPVC double glazed window to front, radiator, built-in double wardrobe with storage cupboard above.

Bathroom

Having a three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl floor covering, UPVC double glazed window to front, heated chrome style towel rail.

From reception hallway stairs rise to:

First floor landing

Having eaves storage being boarded.

Doors then give access to: Two further double bedrooms and refitted shower room.

Bedroom

13'8 x 11'2

Having UPVC double glazed window to front, radiator and double fitted wardrobes.

Bedroom

12'9 x 11'7

Having UPVC double glazed window to side of property, radiator, additional eave storage.

Refitted shower room

Having large tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, part tiled to walls, Velux roof window.

Outside

To the front of the property there is a lawn garden with inset shrubs and paved pathway giving access to front door. Two driveways one of which gives access to:

Garage

17'10 x 8'7 max

Having up and over door, UPVC double glazed window to side, and wooden pedestrian door.

Side access then leads to the property's:

Rear garden

Comprising: Artificial lawn garden, bed with inset shrubs, outside lighting point. Then to the side of the property there is a pleasing paved area with raised beds, brick built BBQ , pizza oven and wall mounted awning. The rear gardens are enclosed and are South Facing.

Services

Mains water, electricity, drainage 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 D

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

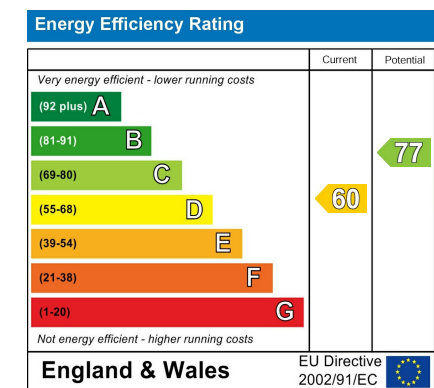
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

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Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

