





If you have been planning to retire to a village with a thriving community spirit, excellent amenities and its own train station, this bungalow could just be what you're looking for. Presented in good order, with a generous and private garden with the benefit of a single garage. Located in a small development of warden assisted properties, exclusively for the over 55's. The sitting room leads to the conservatory with double doors to the garden and a fitted kitchen with appliances. There are 2 bedrooms with a bathroom. Heating is provided by electric heaters and has uPVC windows. There are emergency pull cords located throughout the house. Call to book your viewing today!

Hallway

14' 6" x 3' 2" (4.42m x 0.96m)

Welcoming hallway with deep airing cupboard and storage cupboard. Access to loft space. Storage heater.

Sitting Room

14' 0" x 13' 10" (4.26m x 4.21m)

A generous size room with electric fire and surround. TV point. French doors lead to the conservatory. Storage heater.

Conservatory

13' 3" x 11' 9" (4.04m x 3.58m)

Good size room with views of the garden. TV point. Ceiling fan. Double doors to the garden.

Kitchen

10' 2" x 7' 11" (3.10m x 2.41m)

Fitted with a range of wall and base cupboard drawer units. Inset sink and drainer. Electric hob, double oven and extractor fan. Plumbing for washing machine and space for fridge freezer. Water softener.

Bedroom 1

11' 10" x 10' 4" (3.60m x 3.15m)

Double room with built in wardrobe. Storage heater. Pull cord system.

Bedroom 2

10' 2" x 6' 11" (3.10m x 2.11m)

Pull cord system. Storage heater.

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Bathroom with shower over and bath hoist. WC. and pedestal wash basin. Heated towel rail. Storage heater. Part tiled walls and vinyl flooring. Pull cord system.

Outside

Front Garden

Large front garden laid to lawn and landscape by shingle and mature shrub border. Driveway leading to ample parking.

Rear Garden

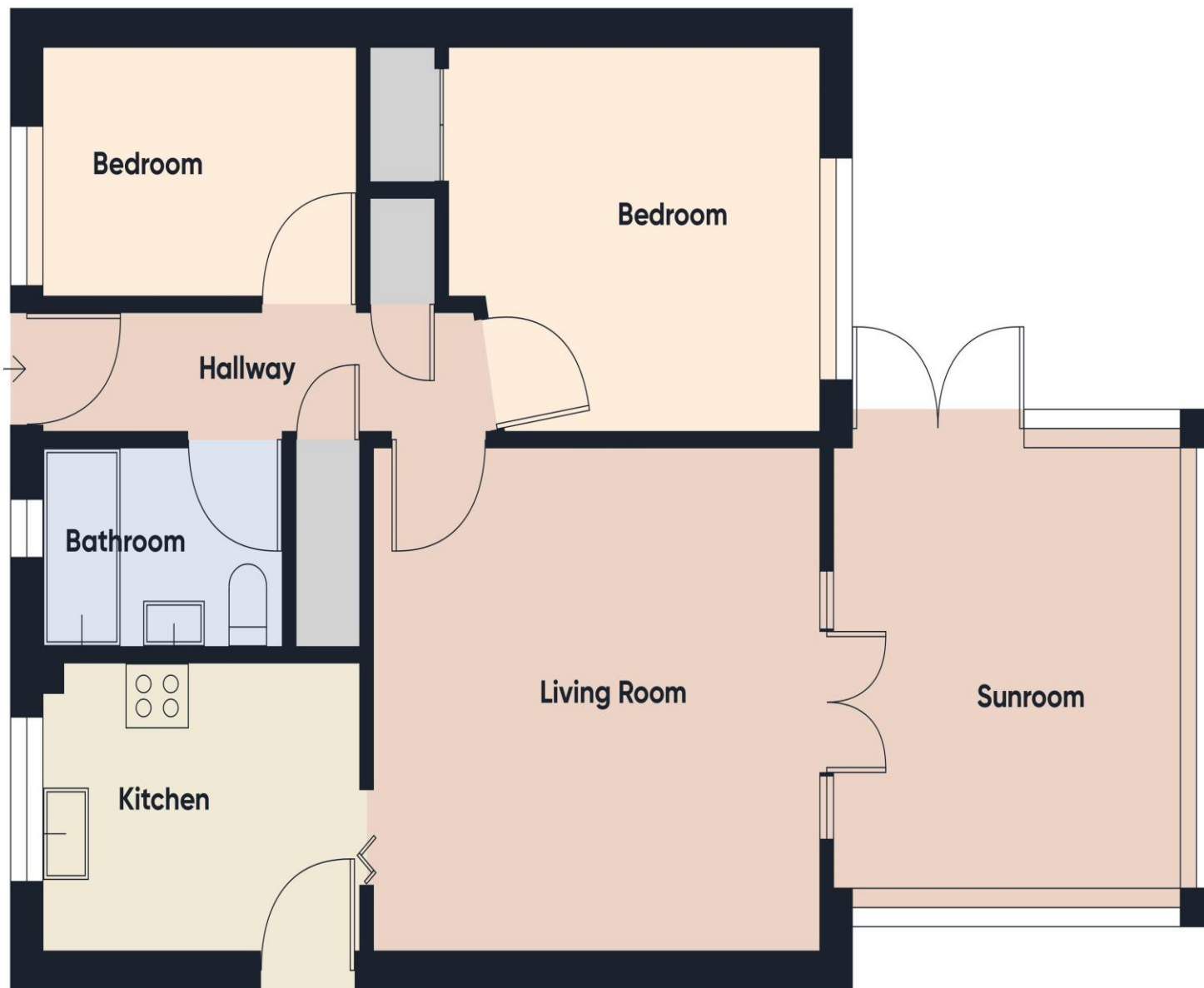
Good size private walled garden laid mostly to lawn, surrounded by flower borders. Side access gate to driveway and shed.

Garage

Up and over door, power and access to rear garden.

Agent's Note

The remaining lease is 69 years and expires 11/07/2093 The service charge is currently £86.55 per month including ground rent.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.