





2



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- No Upper Chain
- Two Double Bedrooms
- Extended, Open Plan Living
- Front, Side & Rear Gardens
- Council Tax Band *C*
- Detached Bungalow
- Recently Refurbished
- Bi-Fold Doors
- Freehold
- Viewing Essential





**** Video Tour on our YouTube Channel | <https://youtu.be/oMprUxiGgKc> ****

Jan Forster Estates are delighted to welcome to the market this extended, two-bedroom, detached bungalow located in a lovely position, on Broomfield Avenue, in Walkerville. Offering modern living in a spacious, versatile layout, and ideal for a variety of buyers.

The property has been recently refurbished throughout and briefly comprises: - entrance hallway and two spacious bedrooms which sit to the front of the property featuring elegant bay windows which fill the rooms with natural light. The heart of the home is a fantastic open-plan living kitchen area, with a modern design, including a high-spec kitchen complete with integrated appliances, stylish units, a central island with breakfast bar, sky lights and bi-folding doors that open out to the garden. A separate utility room adds convenience and practicality. The bathroom is a standout feature, with a luxurious finish and boasting a striking, free-standing slipper bath - perfect for unwinding in style. Further benefits include gas central heating and double glazing.

Externally the property features front, rear and side gardens, a private driveway providing ample off-street parking, and a detached garage.

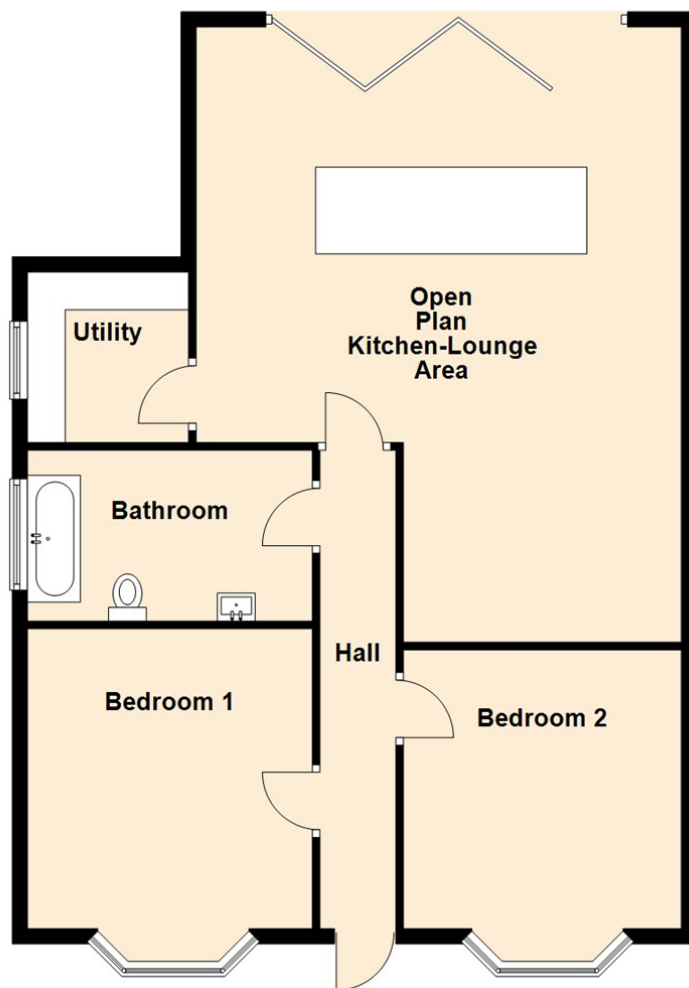
We anticipate an extremely high level of viewings on this property. To arrange yours and for more information, please call our lettings team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

Ground Floor



Open Plan Kitchen-Lounge Area 21'0" x 26'8" (6.42 x 8.13)

Utility Room 6'11" x 7'4" (2.12 x 2.25)

Bedroom One 12'3" x 13'0" (3.75 x 3.97)

Bedroom Two 12'1" x 11'5" (3.70 x 3.50)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The difference between house and home

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