

Your local property experts



Hencote Egg Lane, Hixon, ST18 0PR

Guide Price £375,000



Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this charming detached bungalow on a lovely garden plot close to Hixon's local amenities. Positioned on a private drive with plentiful off road parking the property must be viewed to appreciate.

Internally a spacious L-shaped hallway leads to a front facing sitting room, two double bedrooms and two bathrooms can also be found off the hallway. To the rear of the property there is a large open plan kitchen/diner with conservatory off and a useful utility room with side door. The rear of the property has a large garden with side access and a single garage with electric door also features.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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