



**Holly Close,
Rassau NP23 5TU**

- EPC Rating: Awaited
- Detached bungalow
- Sought after location
- Three bedrooms
- Level access





About The Property

This detached bungalow in a highly sought-after location offers ample living space, three bedrooms, a single garage, and level access, making it an attractive option for families or those over 55, with its warm reception room, well-sized kitchen, and a sense of community in a desirable neighbourhood.

Accommodation

Entrance Hall

19' 5" x 3' 5" (5.92m x 1.04m)

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

Reception Room

10' 1" x 8' (3.07m x 2.44m)

Conservatory

11' 2" x 11' (3.40m x 3.35m)

Kitchen

13' 9" x 11' 9" (4.19m x 3.58m)

Bedroom One

13' 6" x 9' 10" Max (4.11m x 3.00m Max)

Bedroom Two

10' 2" Max x 8' 6" (3.10m Max x 2.59m)

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Property Ref:EBV100584 - 0003

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.