

The Beeches

Park Street, AL2 2NL



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£395,000

- Chain Free
- Bungalow
- Two Bedrooms
- Updated Kitchen
- Over 55's Development
 - Bathroom Suite
 - Residents Parking
- Patio Backing onto River Ver
 - EPC
- Council Tax Band C



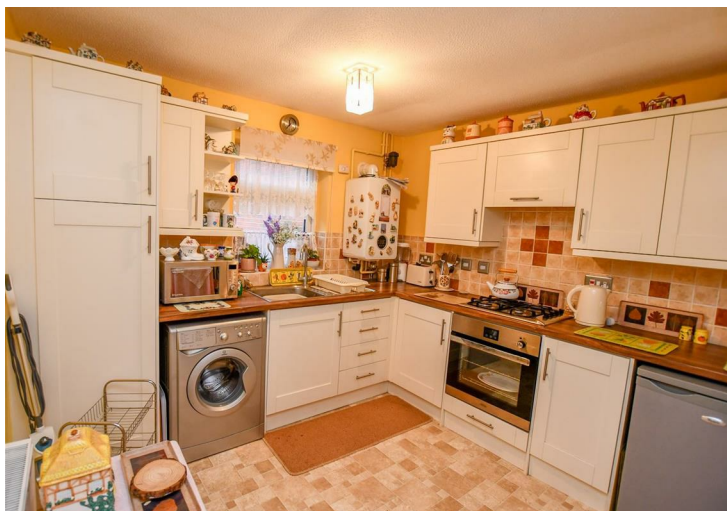


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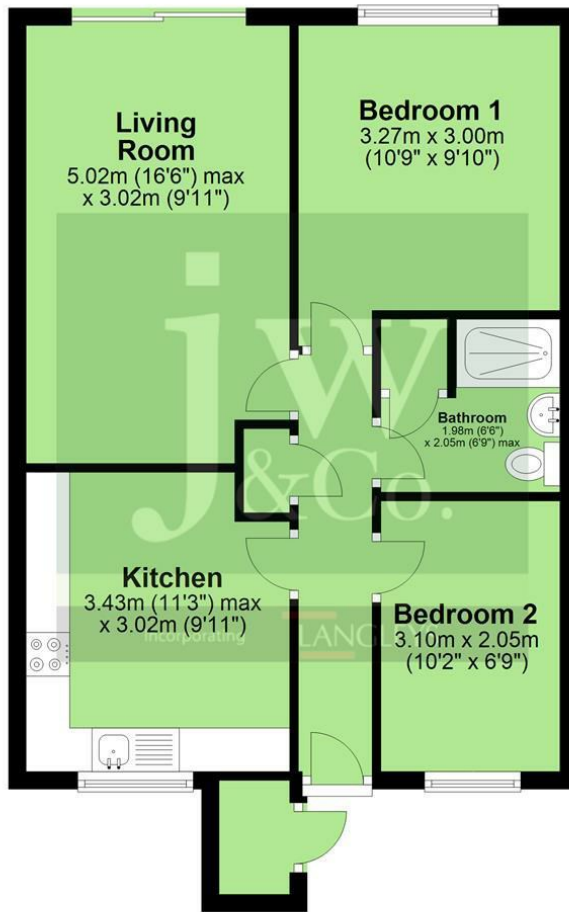
Available with no upper chain comes this well presented two bedroom bungalow situated within the quiet development of The Beeches, Park Street. Internally the property comprises two bedrooms, updated kitchen with integrated appliances, living room and bathroom suite. Externally there is access to well-maintained gardens that offer fantastic views over the River Ver. There is also ample parking to the front and nearby for residents.

OVER 55's ONLY



Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



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Entrance Hallway

Kitchen
 11'3" x 9'10" (3.43 x 3.02)

Living Room
 16'5" x 9'10" (5.02 x 3.02)

Bedroom One
 10'8" x 9'10" (3.27 x 3.00)

Bedroom Two
 10'2" x 6'8" (3.10 x 2.05)

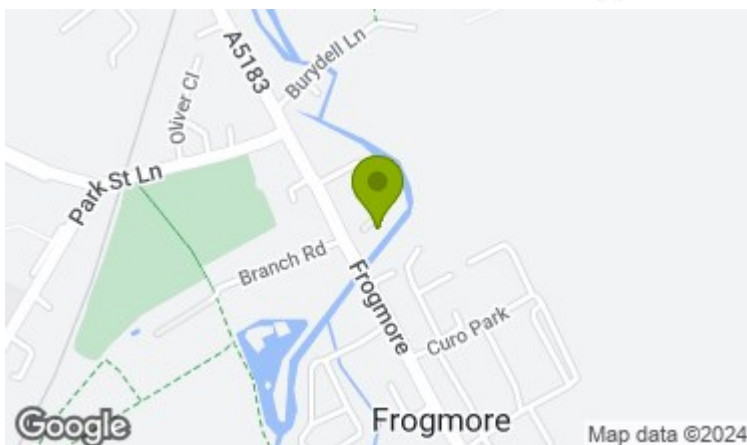
Bathroom
 6'5" x 6'8" (1.98 x 2.05)

EPC
 C

Council Tax
 Band C

Annual Charge
 £333.80 every 6 months

Total area: approx. 53.5 sq. metres (575.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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