

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



282 Fenpark Road, Fenpark, Stoke-On-Trent, ST4 2PA

£155,000

- Watch Our Online Video Tour!
- No Chain!
- Combi Boiler
- Conseratory
- Prominent Position With Open Outlook
- Massive Potential
- UPVC Double Glazing
- Two Bedrooms

## A DETACHED BUNGALOW WITH POTENTIAL!

This property is being sold with no onward chain and it is in a prominent position with an open outlook to the front and low maintenance gardens.

There's no doubt that the bungalow will respond well to a programme of general modernisation and improvement but it has massive potential!

There's a modern gas combi boiler, UPVC double glazing throughout as well as a full width conservatory and two bedrooms. The kitchen and wet room will benefit from updating.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### PORCH

UPVC double glazed windows and doors to front and rear. New grey laminate look vinyl flooring. UPVC double glazed door leading into the...

### HALL

Flooring to match the porch. Radiator.

### KITCHEN

7'6 x 7'5 (2.29m x 2.26m)

Flooring to match the porch and hall. Part tiled walls. UPVC double glazed window. Range of wall cupboards and base units finished in white lined with grey. Plumbing for washing machine. Cooker hood. Zanussi gas combi boiler for the central heating and hot water. Door leading into the...

### LOUNGE WITH DINING AREA

18'7 x 10'9 (5.66m x 3.28m)

New fitted carpet. Double and single radiators. UPVC double glazed window. Storage cupboard.

### BEDROOM ONE

New fitted carpet. Radiator. Aluminium sliding door leading into the...

## FULL WIDTH CONSERVATORY

16'5 x 5'6 (5.00m x 1.68m)

New grey laminate look vinyl flooring. Radiator. UPVC double glazed windows and double doors leading out into the garden. Fitted vertical blinds. Drop leaf table.

### WET ROOM

6'4 x 5'0 (1.93m x 1.52m)

Low level wc. Pedestal wash basin. Shower. Tiled walls. UPVC double glazed window. Radiator.

### BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

New fitted carpet. Radiator. UPVC double glazed window between this room and the conservatory

## OUTSIDE

There's a low maintenance garden with raised beds at the front of the bungalow and an open outlook down June Road and towards open countryside. Double gates lead into the driveway whilst to the rear is another low maintenance garden with a paved area and a brick built shed.





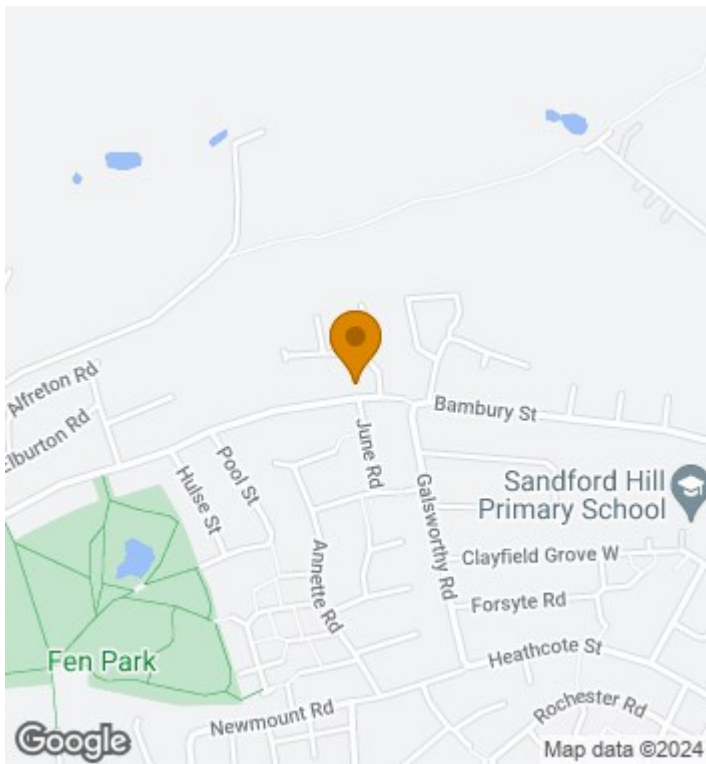
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

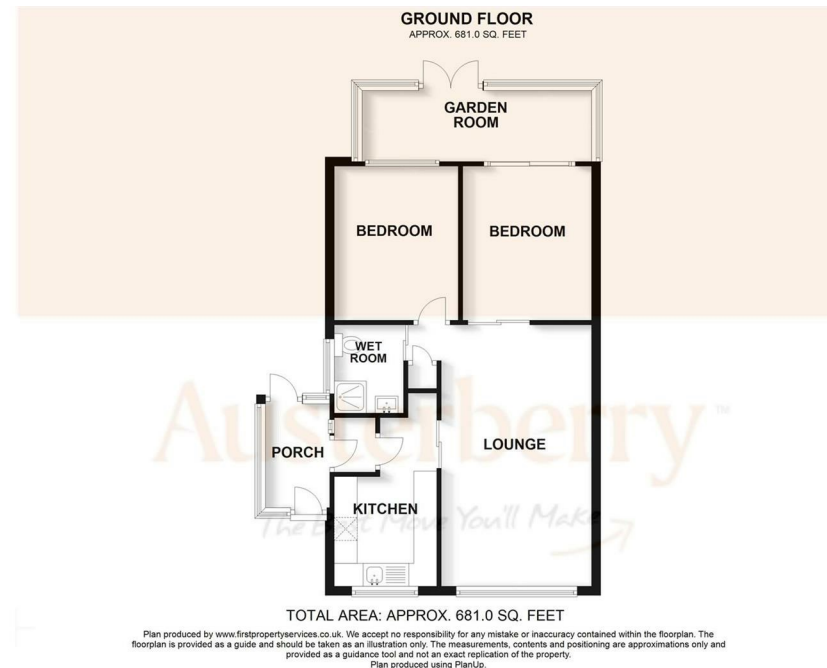


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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