

## Accommodation

### Entrance Porch

Living Room (Front) *16' 6" x 13' 0" (5.03m x 3.96m)*  
Upvc double glazed window, central heated radiator, wall mounted hive thermostatic control, TV point.

### Kitchen (Rear) *10' 3" x 8' 7" (3.12m x 2.61m)*

Fitted with wall and floor units, stainless steel single drainer sink unit, gas cooker point, plumbed for automatic washing machine, ceramic tiling above worktops, heated towel rail, upvc double glazed window.

### Bedroom 1 (Front) *11' 0" x 10' 5" (3.35m x 3.17m)*

Double built in wardrobe, fitted wardrobe to one wall, central heated radiator, upvc double glazed window.

## Inner Hall

Built in cupboard

### Bedroom 2 (Rear) *10' 5" x 10' 4" (3.17m x 3.15m)*

Double built in wardrobe, central heated radiator, upvc double glazed window.

## Shower Room/WC

Fitted with a suite comprising a walk in double shower enclosure, low level wc, wash hand basin set in a vanity unit, chrome heated towel rail, vinyl panelling to walls, upvc double glazed window, cupboard housing the gas central heating boiler.

## External

Generous lawned garden to the front and enclosed garden to the rear with timber shed. A single car garage is located in a nearby block.

## Tenure

Freehold

## Council Tax

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Semi Detached Bungalow

Two Double Bedrooms

Generous Site

Gas Fired Radiator Central Heating

Upgrading works required

No Upper Chain



An excellent opportunity to purchase a semi detached bungalow which, whilst requiring upgrading works, occupies a generous site on the popular Lakeshore development. The accommodation briefly comprises an entrance porch, spacious living room, kitchen with fitted units two double bedrooms and shower room/wc. Externally it benefits from a large garden to the front, garden to the rear and a single car garage is located in a nearby block. There is gas fired radiator central heating, upvc double glazing and we understand the property to be freehold.

