



95 St. Andrews Way, Church Aston.

Offers in the region of **£265,000**

This 2 Bedroom detached Bungalow is situated near to the end of a lovely quiet cul-de-sac in the village of Church Aston and benefits from a 18ft Sun Room, Detached Garage (with electric up and over door), a large Lounge and a sizeable plot with room to further extend if desired (subject to necessary consents). Being offered with No Upward Chain, it has been well maintained by the current owner and has potential for further modernisation.

Briefly comprising Porch, Kitchen, Inner Hallway, Lounge, Sun Room, 2 double Bedrooms and Shower Room, there are low maintenance gardens to the front and rear, two useful storage sheds, a driveway affording ample off-road parking and a Detached Garage. Gas C.H. & uPVC D.G. throughout. Council Tax Band C. EPC Rating D. NO UPWARD CHAIN!

95 St. Andrews Way Church Aston Newport Shropshire

Property entered via
uPVC glazed door into

Porch 5' 3" x 2' 10" (1.60m x 0.86m)

Kitchen 11' 8" x 8' 7" (3.55m x 2.61m) (max)

Inner Hallway
Provides access to all rooms.

Lounge 16' 4" x 10' 7" (4.97m x 3.22m)

Sun Room 18' 5" x 9' 2" (5.61m x 2.79m)
French doors to the rear garden.

Bedroom 1 12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom 2 9' 10" x 8' 8" (2.99m x 2.64m)

Shower Room 7' 1" x 5' 6" (2.16m x 1.68m)

Outside

To the front is a low maintenance gravelled garden with borders to two sides of the perimeter containing mature plants. The tarmac driveway lies to the side of the bungalow and leads to the Detached Garage. A wooden pedestrian gate set into an ornamental brick built wall allows access to the enclosed rear garden.

The large rear garden lies to two sides of the property and is a mixture of paved and gravelled areas with two raised beds and established hedging to the back. Two wooden storage sheds with electric. Water tap.

Detached Garage 16' 4" x 8' 2" (4.97m x 2.49m)
Electric up and over door to the front. Pedestrian door to the rear. Electric power and lighting.

GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
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