



Cardigan Crescent, Boverton

guide price £300,000 - £325,000

- Council tax band D Detached bungalow with potential to extend subject to the necessary planning applications
- Walking distance to town centre and train station
- Garage and driveway parking
- Large living room and kitchen / dining room
- Two double bedrooms
- Enclosed rear garden
- EPC Rating: C



 2
  1
  1



About the property

GUIDE PRICE £300,000- £325,000

Detached bungalow with the potential to improve and extend with a driveway and garage, enclosed rear garden, conveniently located within close proximity to schools, amenities and the Heritage coastline.





Accommodation

Porch

UPVC double glazed door and side panel, wood effect flooring, door leading to the living room.

Living Room

17' 6" x 17' 1" (max) (5.33m x 5.21m (max))
A light and spacious room with UPVC double glazed window to front, electric fire, radiators, carpeted, door leading to the rear hall.

Rear Hall

Doors leading to two bedrooms, kitchen/dining room and bathroom, storage cupboard, carpeted.

Kitchen/Dining Room

17' x 12' 2" (Max) (5.18m x 3.71m (Max))
Units to base and wall height, worktops inset with stainless steel sink and drainer, tiled splash backs, space and plumbing for washing machine, space for cooker, with extractor hood over, integrated fridge and freezer, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors leading to the rear garden, wood effect flooring, radiator.

Bedroom One

16' 1" (Max) x 8' 6" (4.90m (Max) x 2.59m)
UPVC double glazed window to rear, wardrobes, radiator, carpeted.

Bedroom Two

10' 6" x 8' 9" (3.20m x 2.67m)
UPVC double glazed window to side, fitted wardrobe, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to side, bath with shower attachment over, push button WC, wash hand basin, partially tiled walls, chrome ladder radiator, wood effect flooring.

Front Garden

Mostly laid to lawn with flower bed, side access to rear garden, driveway with access to garage.

Garage

Accessed via electric door, power and lighting.

Rear Garden

Mostly laid to lawn with patio areas, potential to extend the property subject to the necessary planning applications, fencing and walls to boundaries.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let