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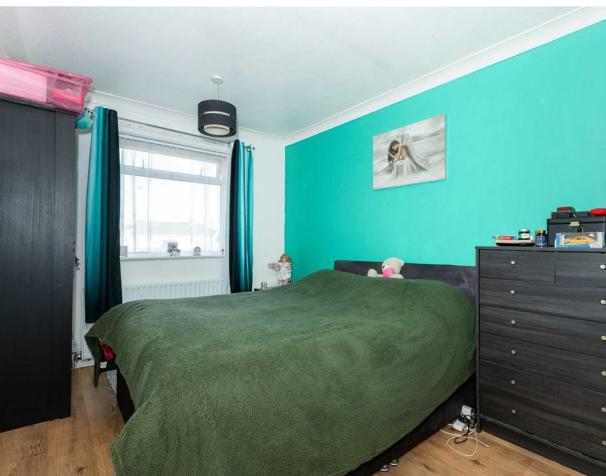
## Description

Robert Luff & Co are pleased to present this two double bedroom detached and extended bungalow located in Salvington. The property offers two double bedrooms, a large lounge, dining room, kitchen and shower room. The property also benefits a garage, off road parking for multiple cars, a store room and also has 10 x solar panels and a battery system significantly reducing the monthly energy costs. (further details can be provided on request). It is well presented and positioned close to local shops and bus stops too. Cleveland Road is being offered with no ongoing chain, internal viewing advised.

## Key Features

- Extended Detached Bungalow
- Well Presented
- Solar Panels
- Freehold
- EPC - D
- Two Double Bedrooms
- Detached Garage
- Chain Free
- Council Tax Band - D





### Entrance Hall

#### Lounge

**3.91 x 5.73 (12'9" x 18'9")**

#### Dining Room

**2.33 x 3.96 (7'7" x 12'11")**

#### Kitchen

**3.11 x 2.69 (10'2" x 8'9")**

#### Bedroom One

**4.35 x 3.74 (14'3" x 12'3")**

#### Bedroom Two

**3.39 x 2.85 (11'1" x 9'4")**

#### Bathroom

**1.64 x 2.40 (5'4" x 7'10")**

#### Front Garden

### Rear Garden

Laid to paving with access to kitchen

#### Brick Store

**3.01 x 2.50 (9'10" x 8'2" )**

#### Garage

**2.48 x 5.09 (8'1" x 16'8")**

Up and over main door with power and lighting.

#### Driveway

Parking for two cars accessed from Roxburgh Close

#### Agents Note

The property offers 10 x solar panels with a battery system that are owned and not leased, these greatly reduce the energy bills at the property and are included in the sale.



## Floor Plan Cleveland Road



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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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