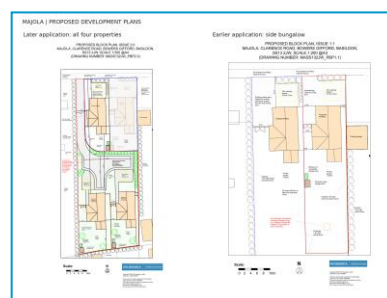




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Clarence Road, Bowers Gifford



Morgan Brookes believe - Situated on Grey Belt Land, presenting a rare and exciting development opportunity to acquire a spacious two-bedroom detached bungalow. The property benefits from existing planning permission for a first-floor extension, along with additional planning permission for the development of three further properties, offering significant potential for investors and developers alike.

Our Sellers love - That this home is set in a quaint turning, has plenty of privacy and an abundance of internal living space. All within easy reach of local amenities.

Key Features

- An Existing Detached Bungalow.
- Including Plans Passed For 1st Floor Extension.
- Plans Passed For 3 Additional Properties.
- Original Land Equating To 0.9 Acres.
- Modern Kitchen / Diner & Bathroom.
- Separate Cloakroom.
- Large Driveway Offering Ample Off Road Parking.
- Call Morgan Brookes Today!

£1,100,000

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Clarence Road, Bowers Gifford

Entrance

Obscure double glazed door to:

Entrance Hallway

Double glazed window to front aspect, two radiators, coving to ceiling, carpet flooring, doors to:

Living Room

19' 11" x 15' 0" (6.07m x 4.57m)

Double glazed window to side aspect, feature brick built fireplace, radiator, coving to ceiling, wood effect laminate flooring, double glazed French doors to:

Conservatory

15' 0" x 12' 8" (4.57m x 3.86m)

Double glazed windows to rear and side aspects, radiator, wood effect laminate flooring, double glazed French doors to garden.

Kitchen / Diner

21' 3" x 13' 3" (6.47m x 4.04m)

Double glazed windows to side and rear aspects, fitted with a range of high gloss base and wall mounted units, roll top work surfaces incorporating 1 & 1/2 bowl sink & drainer, ceramic hob with extractor over, fitted microwave, 2 fitted ovens, integrated fridge/freezer, dishwasher & washing machine, breakfast bar, part tiled walls, radiator, coving to smooth ceiling incorporating downlights, tiled flooring, double glazed panelled door to garden.

Cloakroom

Obscure double glazed window to side aspect, vanity hand basin, low level WC, radiator, coving to ceiling, splash back tiling, tiled flooring.

Bedroom 1

23' 4" x 11' 11" (7.11m x 3.63m)

Double glazed windows to front & side aspects, mirror fronted sliding wardrobes, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 2

12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

Bathroom

Obscure double glazed window to side aspect, freestanding claw foot slipper bath, corner shower cubicle, vanity hand basin, low level WC, radiator, coving to smooth ceiling, tiled walls and flooring.

Rear Garden

Approx 280ft x 100ft

Astro turf seating area from property, the remainder mainly laid to lawn, further decked pergola seating area, various fruit trees, established palm trees, shrub and flower areas, greenhouse & timber shed to remain, gated side access.

Front Of Property

Hard standing driveway, remainder laid to lawn with established trees and shrubs, side access to garden.

Development Opportunity

This property benefits from planning permission for a first floor extension to the existing bungalow, together with additional planning permission for the development of 3 further properties on the land. This creates a compelling opportunity to explore a multi-property scheme while retaining the existing home. Prospective purchasers should satisfy themselves as to the precise scope, conditions, status & implementation requirements of all planning permissions with the relevant local planning authority & their professional advisers.

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£1,100,000

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.