





**** IMPRESSIVE PLOT ****

This is a great opportunity to purchase a well proportioned detached bungalow close to the local amenities and in a cul de sac location. In brief the property offers a hall, lounge with fireplace, fitted kitchen, two double bedrooms and a shower room. Good size front and rear gardens, drive and a single garage. The property is offered for sale with no upward chain.



HALL

Side upvc double glazed entrance door into the hallway with a radiator, loft access with pull down ladder and doors to -

LOUNGE

Feature fireplace with living flame co effect gas fire marble insert and hearth and a wood surround, radiator, and UPVC double glaze window to the front elevation.

KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, plumbing and space for a washing machine and further appliance spaces. Radiator 3 UPVC double glazed windows and a door to the side.

BEDROOM

UPVC double glazed window to the rear side elevation, radiator.

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UPVC double glazed window to the rear side elevation, radiator.

SHOWER ROOM

Enclosed shower, low flush wc, Wash hand basin, radiator and a UPVC double glazed window.

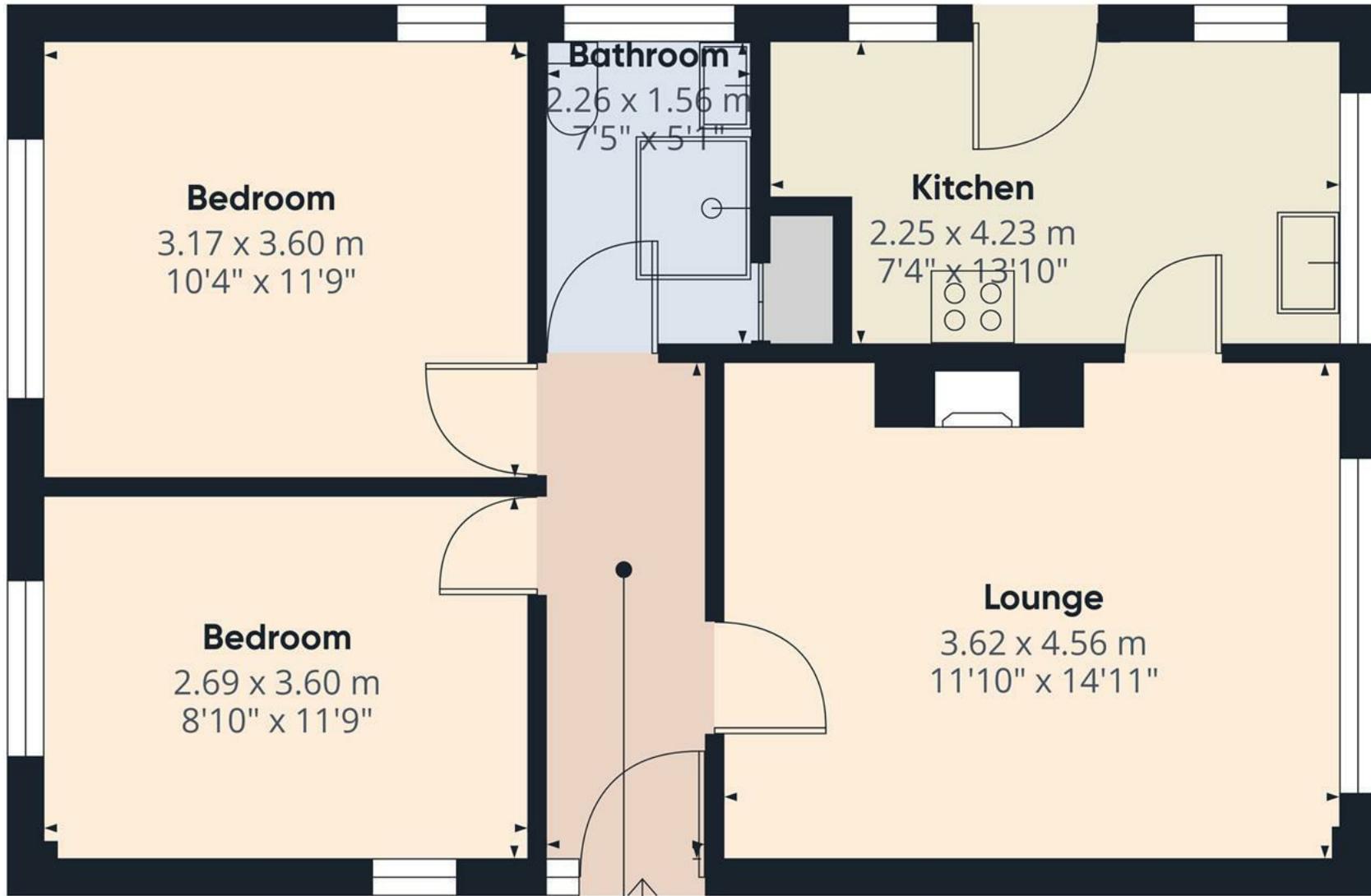
OUTSIDE

Front lawn and a side drive down to a single garage. Good size rear garden with lawns, borders with shrubs and plants, paved seating area summer house and a greenhouse.









Approximate total area⁽¹⁾

54.8 m²

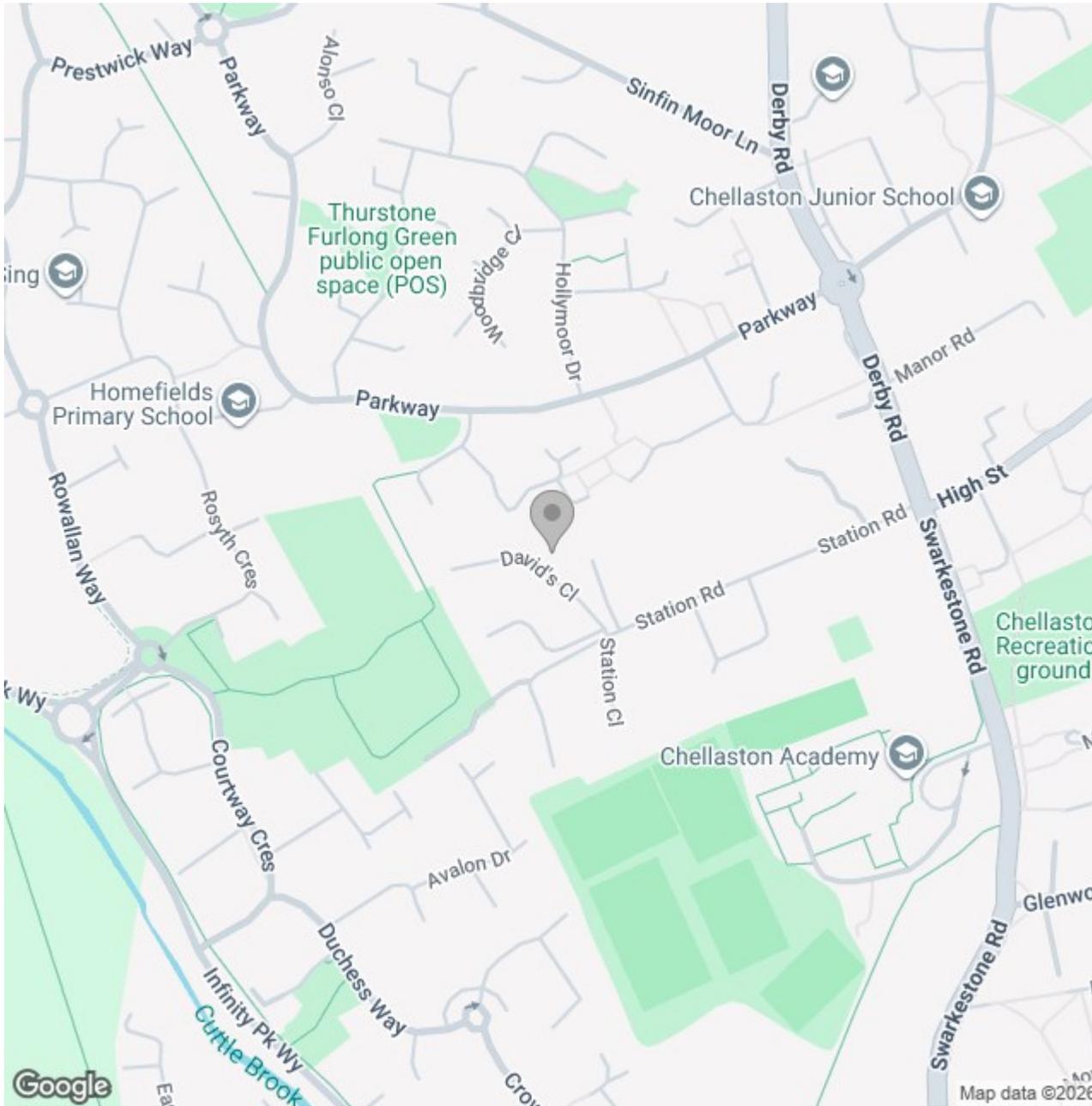
589 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |