



FAIRWEATHER
FOR SALE
01205 336122

No.18

This well-presented semi-detached bungalow is situated within a quiet cul-de-sac, only a short walking distance to the park, shops and amenities in the town centre.

Offered with no onward chain, the property benefits from a modern kitchen and a refurbished shower room. It has uPVC doors and windows throughout, with the front door only having been fitted in January 2025 and so still being covered by a warranty.

There are two double bedrooms to the rear of the property, one of which has been used as a dining room. The bungalow also benefits from a driveway and single garage. An enclosed low maintenance patio to the rear has established shrub borders and space for patio furniture, but has no lawn to mow and is not overlooked by properties.

- EPC - C
- Council Tax Band - B
- Heating Mains Gas
- Drainage - Mains



Canopied porch with light and uPVC part-glazed door leads into the:

Entrance Hall – Being ‘L’ shaped with a radiator, telephone point and an airing cupboard housing the hot water cylinder. Doors are arranged off the hall to:

Lounge 15’8 x 10’10 (4.77m x 3.30m) - Having a uPVC double glazed window to the front aspect, a radiator and decorative fire surround and back panel with flame-effect electric fire.



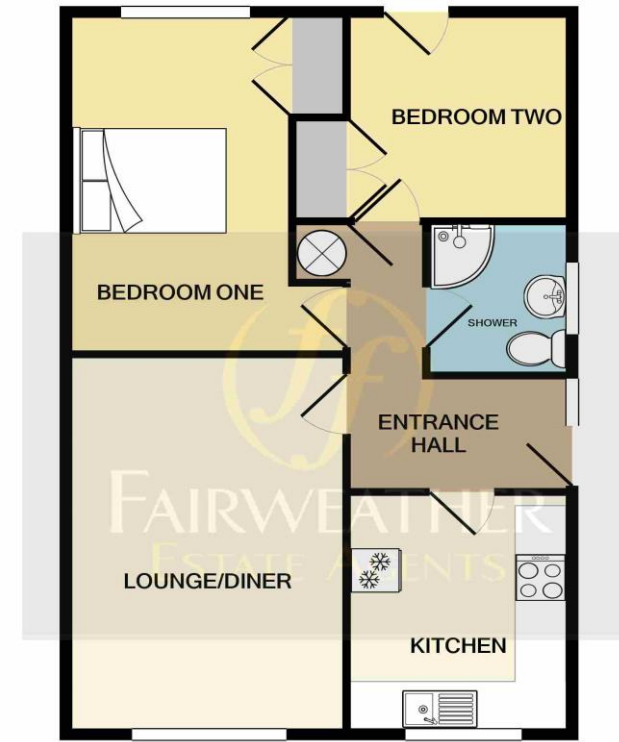
Kitchen 10'2 x 8'9 (3.09m x 2.66m) – Having a uPVC double glazed window to the front aspect, the kitchen comprises a range of modern, white fronted cupboard and drawer units to both base and eye-level with worksurfaces over. There is an inset stainless steel unit sink unit has a mixer tap over. There is space for a cooker with extractor hood over, space and plumbing for a washing machine and further space for a fridge/freezer.

Modern Shower Room - Having uPVC obscure glazed window to the side aspect. The shower room comprises a modern three-piece suite of vanity wash hand basin with mixer tap, low flush WC and shower cubicle in addition to a heated towel rail and tiled walls.

Bedroom One 14'3 x 8'9 (4.34m x 2.66m) – A generous double bedroom having a uPVC double glazed window overlooking the rear garden, radiator and built-in double wardrobe.

Bedroom Two 8'9 x 8'8 (2.66m x 2.64m) – Also benefiting from a built-in double wardrobe, radiator and a uPVC double glazed window which overlooks the rear garden.

Outside - The property is approached over a concrete driveway which provides parking for at least two cars and extends up to the canopied main entrance with exterior light and to the **Garage** - Having up and over door. The front garden has been laid to gravel with a double-width footpath to the side. The rear garden is also of an attractive, low maintenance design, combining a central paved patio which has been bordered with gravel and a variety of plants, shrubs and flowering perennials.



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