PCM
ESTATE AGENTS

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Guide Price £350,000

** GUIDE PRICE £350,000 TO £365,000 **
PCM Estate Agents welcome to the market this DETACHED TWO BEDROOM BUNGALOW, in SUPERB DECORATIVE ORDER, offering modern comforts including gas central heating, double glazing and having recently had a new roof. Located on a sought-after road, close to bus routes and being within easy reach of Alexandra Park, with GARAGE en-bloc and PARKING to the rear.

This SUPERB BUNGALOW offers well-appointed BRIGHT & AIRY ACCOMMODATION comprising an L shaped entrance hall with AMPLE STORAGE SPACE, a DUAL ASPECT LOUNGE-DINING ROOM, modern NEWLY FITTED KITCHEN-BREAKFAST ROOM, lovely bathroom with shower over bath and TWO GOOD-SIZED DOUBLE BEDROOMS with fitted wardrobes. The property also has the additional benefit of gas fired central heating and double glazing.

The REAR GARDEN is a delightful feature being mainly laid to lawn with patio, and a lovely leafy backdrop beyond. The PARKING and GARAGE can be accessed at the rear via gated access.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
L shaped with wood flooring, radiator, wall mounted consumer unit for the electrics, loft hatch to loft space, storage cupboards; one of which housing the wall mounted Worcester boiler and the other providing ample space for coats and shoes. Doors to:

LOUNGE-DINER
16'3 x 12' (4.95m x 3.66m)
Continuation of the wood flooring, tiled fireplace with inset gas living flame fire, television point, radiator, dual aspect with double glazed window to side and front aspects having made to measure blinds.

KITCHEN-BREAKFAST ROOM
12'2 x 10'2 (3.71m x 3.10m)
Modern and built with a matching range of eye and base level cupboards and drawers with soft close hinges, complimentary worksurfaces and matching upstands, tiled splashbacks, appliances including a Lamona induction hob with fitted cooker hood over and Bosch waist level oven and grill, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, breakfast bar seating area, inset resin one & ½ bowl drainer-sink with mixer tap, radiator, wood laminate flooring, dual aspect room being bright and sunny with double glazed window to side and double glazed window and door to rear aspect, having made to measure blinds and providing access and framing lovely views of the garden and the leafy backdrop beyond.

BEDROOM
12'3 x 11'8 (3.73m x 3.56m)
Fitted wardrobes, radiator, dual aspect room with double glazed windows to side and front aspects having made to measure blinds..

BEDROOM
12'7 x 11'4 (3.84m x 3.45m)
Fitted wardrobes, radiator, double glazed window to rear aspect having made to measure blind and over the rear garden.

BATHROOM
Bath with mixer tap and shower over, chrome shower fixing, coving to ceiling, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, heated towel rail, wall mounted vanity unit, part tiled walls, wood laminate flooring, extractor for ventilation, two double glazed pattern glass windows to rear aspect having made to measure blinds.

OUTSIDE - FRONT
Laid to lawn with sympathetically laid steps descending to the front door, concrete path abutting the property, gate providing side access, mature plants and shrubs.

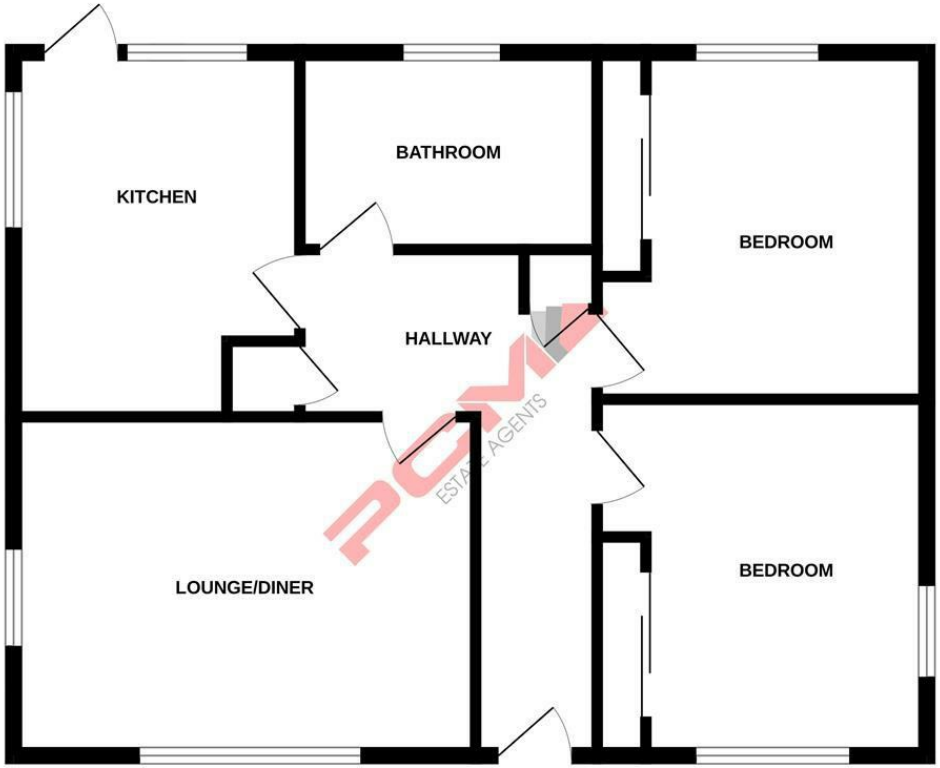
REAR GARDEN
Lovely and manageable, relatively level and mainly laid to lawn, with a patio, fenced boundaries, side access to the front and water tap. To the other side there is a shed and summer house. The garden is established with a variety of mature plants and shrubs, and benefits from external power points and a lovely backdrop to an area of woodland at the rear.

PARKING
Located at the rear via access from Streamside Close or Thanet Way, with off road parking in front. The garage has an up and over door.

Council Tax Band: C

GRUNDIG

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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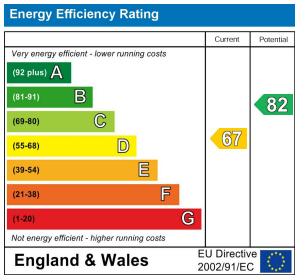

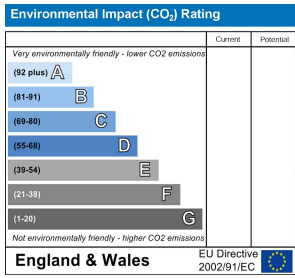

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