

Eagleswell Road
offers over £340,000

- Short distance to the town centre and local cafés, shops and amenities
- Well-connected for commuters with nearby train station
- Comfortable living space ideal for both everyday life and entertaining
- Light-filled conservatory perfect for enjoying the garden year-round
- Generous private garden, ideal for outdoor dining and family time
- Ample parking and garage for convenience and ease
- Offered with no ongoing chain for a smooth and stress-free move
- EPC Rating: D



3 1 1

peter alan

01446 772857
enquiries@pablack.co.uk



About the property

A chain free bungalow within easy reach of local amenities, schools and the train station. Offering well-proportioned accommodation including a lounge, kitchen and conservatory, plus a generous enclosed rear garden, garage and off-road parking for multiple vehicles.










Accommodation

Porch

Enter the property through a uPVC front door into the porch, with a glazed door leading into the hallway.

Hall

Doors leading to the lounge, kitchen, bathroom and all bedrooms; radiator and wood flooring.

Living Room

15' 1" x 12' 3" (4.60m x 3.73m)
Front-facing uPVC window, feature electric fire with surround and hearth, radiator, carpeted flooring.

Kitchen

12' 2" x 9' 5" (3.71m x 2.87m)
Fitted with a range of base and wall units with contrasting work surfaces and tiled surrounds, stainless steel sink and drainer with mixer tap, integrated fridge, built-in double gas oven, electric hob with extractor hood over, space and plumbing for white goods, cupboard housing the combi boiler, uPVC window to the rear and door to the side, tiled flooring, radiator.

Bedroom One

11' 11" x 10' (3.63m x 3.05m)
uPVC window to the front. radiator, laminate flooring.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)
uPVC window to the side. radiator, carpeted flooring.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)
uPVC French doors leading into conservatory. Carpeted flooring.

Conservatory

11' 5" x 10' 3" (3.48m x 3.12m)
uPVC and block built construction. uPVC French doors leading out to the rear garden. Radiator, tiled flooring.

Bathroom

Fitted with a low level WC, wash hand basin set into a vanity unit and a walk-in shower cubicle with glass surround, fully tiled with wood effect laminate flooring, towel rail radiator, spotlights, and a uPVC opaque window to the rear.

01446 772857
enquiries@pablack.co.uk

Floorplan



Total floor area 91.8 m² (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let