



- CHAIN FREE!
- Deceptively Spacious Bungalow
- 2 Bedrooms
- Kitchen
- Conservatory
- Shower Room
- Low Maintenance Garden
- Great Amenities Nearby

Barnstaple Road, DN17 1YD,
£85,000





Starkey&Brown are delighted to offer this bungalow ready to move straight into on Wareham Court, Barnstaple Road - a quiet location close by to excellent amenities including colleges, schools, shops, bus routes and motorway access. The property is offered as CHAIN FREE and briefly comprises of 2 bedrooms, shower room, lounge, kitchen, conservatory and inner hallway with plenty of storage facilities. Outside the property has a low maintenance garden (enclosed with fencing), two sheds and access to communal parking. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hallway

Having door to the front aspect, loft hatch, coved ceiling, radiator and four storage cupboards.

Kitchen

8' 4" x 8' 2" (2.54m x 2.49m)

Having double glazed window to the front aspect, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit and space for appliances.

Lounge

13' 4" x 15' 6" (4.06m x 4.72m)

Having double glazed window to the rear aspect, radiator, coved ceiling and door to conservatory.

Conservatory

9' 4" x 8' 5" (2.84m x 2.56m)

Having double glazed door to the rear aspect and double glazed windows to the rear and side.

Bedroom 1

7' 7" x 12' 9" (2.31m x 3.88m)

Having double glazed window to the rear aspect, radiator, coved ceiling and built in wardrobe.

Bedroom 2

6' 2" x 9' 9" (1.88m x 2.97m)

Having double glazed window to the rear aspect and radiator.

Shower Room

4' 3" x 8' 2" (1.29m x 2.49m)

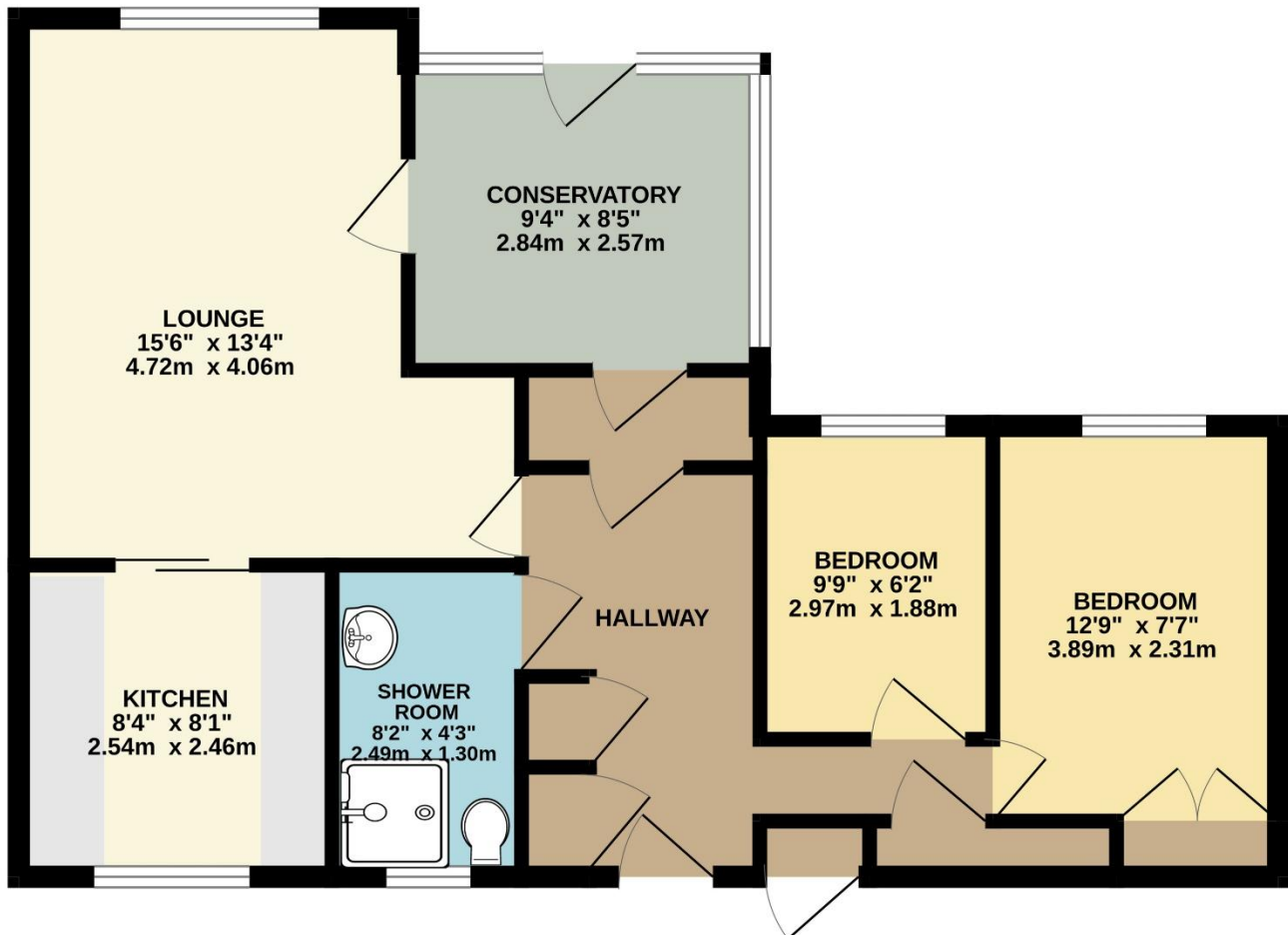
Having double glazed window to the front aspect, shower, wash hand basin set in vanity unit, WC, coved ceiling and heated towel rail.

Outside

Having a low maintenance garden to the side and rear with a fenced surround and two sheds.



GROUND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE