







\*\*\*\* FULLY MODERNISED AND EXTENDED BUNGALOW \*\*\*\*\* Semi detached bungalow offering a hall, lounge open through to a new fitted kitchen and dining room, conservatory with air conditioning, two bedrooms and a bathroom. Ample parking to the front and an enclosed rear garden.



## HALL

Entrance door into the hall, storage cupboard with new boiler and doors to -

## LOUNGE

Tunnel light, radiator and open through to the dining room and kitchen.

## KITCHEN

New fitted kitchen with work surfaces, sink unit and appliance spaces.

## DINING ROOM

Air conditioning unit and patio doors into the conservatory.

## CONSERVATORY

Double glazed windows and doors onto the garden.

## BEDROOM 1

Upvc double glazed window and radiator,

## BEDROOM 2

Upvc double glazed window and radiator,

## BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Ample parking to the front, side gated access to the enclosed rear garden with artificial lawn, patio and shed.









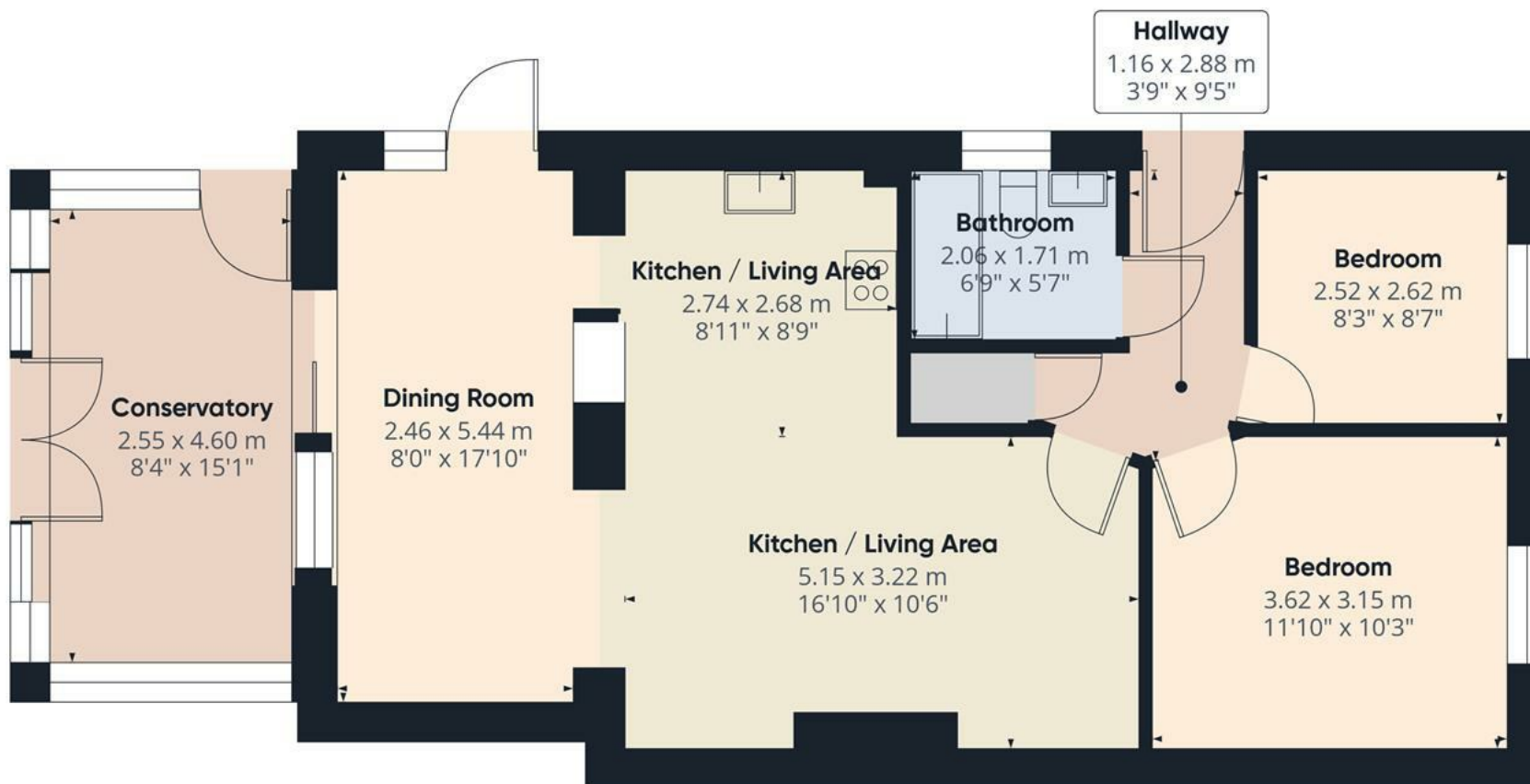












Approximate total area<sup>(1)</sup>

75.6 m<sup>2</sup>  
814 ft<sup>2</sup>

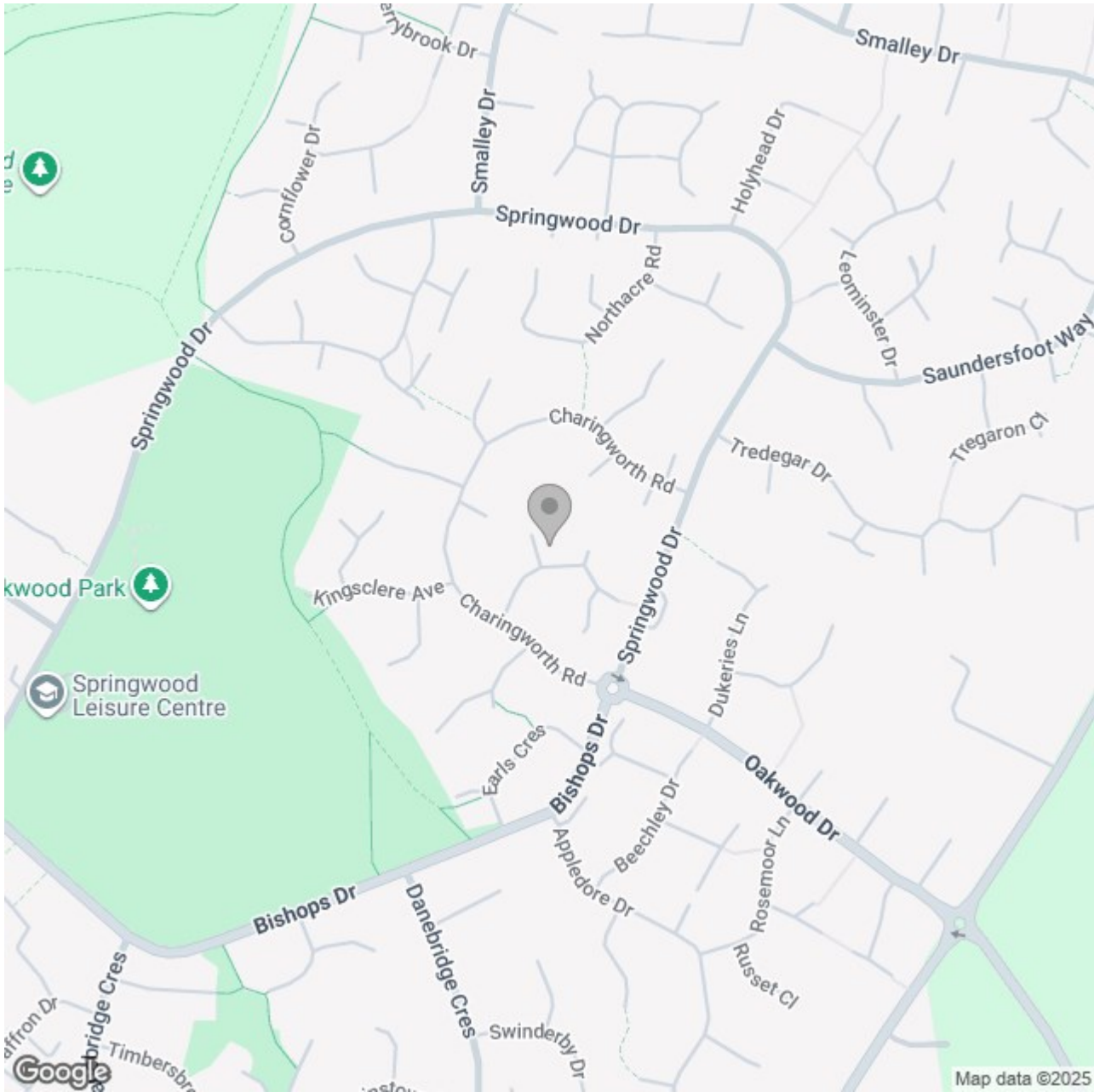
(1) Excluding balconies and terraces

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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive 2002/91/EC