



20 Mill Road, Great Totham , CM9 8DH
Offers in excess of £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED IN GREAT TOTHAM, NORTH IS THIS DETACHED THREE BEDROOM BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN. Having been extended and offering scope for further development the property currently comprises reception rooms in the form of a Living Room and Dining Room, both of which overlook the well stocked Rear Garden. The remainder of this home comprises three Bedrooms, a re-fitted Kitchen and Bathroom, To the front this Bungalow affords ample Parking on the Driveway and in the Garage with access to the side to the West Facing Rear Garden which measures in excess of 60'. Keys are held for viewing so do not miss out on the opportunity to secure this delightful home. EPC: D, Council Tax: E.

Entrance Hall

Part glazed entrance door, part parquet and part tiled flooring, access to loft, doors to further accommodation including:

Bedroom 11'11 x 10'10 (3.63m x 3.30m)

Double glazed window to front, radiator, two double fitted wardrobes.

Bedroom 10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to front, radiator.

Bedroom 9'0 x 7'5 (2.74m x 2.26m)

Double glazed window to side, radiator.

Living Room 17'10 x 11'10 (5.44m x 3.61m)

Part glazed double glazed double doors to side, double glazed window to rear, obscure glazed window offering borrowed light to hallway, two radiators, feature fireplace, part wood panelled to walls, television point, coved to ceiling.

Bathroom 7'5 x 6'5 (2.26m x 1.96m)

Obscure double glazed window to side, heated towel rail, low level w.c., wash hand basin with mixer tap and vanity unit, P-shaped panelled bath with mixer tap, shower above and shower screen, door to cupboard, part tiled walls and tiled floor.

Kitchen 10'6 x 9'3 (3.20m x 2.82m)

Part obscure glazed door to side, double glazed window to side, range of matching units with low level oven and four ring electric hob set into work surface with extractor above, 1 1/2 bowl sink drainer unit with mixer tap, space and plumbing for washing machine, tiled splash backs, tiled floor, low level oil fired boiler, door to storage cupboard, double doors into:

Dining Room 13'0 x 10'1 (3.96m x 3.07m)

Windows to side and rear, double glazed sliding door to side, radiator.

West facing Rear Garden in excess of 60' (in excess of 18.29m)

From kitchen door pathway extending to rear of garden and garage, mainly laid to lawn with a range of trees and shrubs, oil tank, oil tank to side gate to frontage.

Frontage

Lawned area to one side, hedging to front boundary, stepping stone style path, further concrete pathway leading to driveway which affords vehicular access to:

Garage 16'8 x 8'5 (5.08m x 2.57m)

Up and over door to front, window to rear, door to rear.

Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

