



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this spacious, detached bungalow situated in the popular area of Spinney Hill, near to schools, local amenities, parks and major road links.

Accommodation includes entrance hall, living room, dining room, kitchen, two double bedrooms, Jack & Jill wet room and conservatory with generous front and rear gardens, garage in a block and parking for one. (B/92m2/M)

**Key Features:**

- NO UPPER CHAIN
- DETACHED BUNGALOW
- SPACIOUS PROPERTY
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM & DINING ROOM
- JACK & JILL WET ROOM
- CONSERVATORY
- FRONT & REAR GARDENS
- PARKING FOR ONE CAR
- GARAGE IN A BLOCK (With Electric Roller Door)
- COUNCIL TAX BAND C
- NEAR TO SCHOOLS, LOCAL AMENITIES, PARKS & MAJOR ROAD LINKS



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For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Entered via composite front door, wood laminate flooring, dado rail, radiator, loft access (basic storage) and doors to the kitchen, wet room, bedroom 1 and dining room.



### Kitchen

3.13m x 2.68m (10'3 x 8'10)

Vinyl flooring, base and wall units, worktops, stainless steel sink and drainer, tiling to water sensitive areas, space for a washing machine, dryer, fridge freezer and gas cooker, boiler, fuse board and double glazed window to the front.

### Dining Room

3.27m x 3.23m (10'9 x 10'7)

Wood laminate flooring, radiator, double glazed window to the side, door to bedroom 2 and opening to the living room.

### Living Room

5.07m x 3.23m (16'8 x 10'7)

Wood laminate flooring, electric fire with surround, radiator, double glazed window to the front, window to the hall and TV point.



### Jack & Jill Wet Room

3.15m x 1.76m (10'4 x 5'9)

Tiled flooring, mounted wash basin with storage under, dual flush WC, shower, radiator, double glazed window to the side, tiling to water sensitive areas and doors to the hall and bedroom 1.

### Bedroom 1

6.29m max x 2.69m (20'8 x 8'10)

Wood laminate flooring, radiator, double glazed windows to the side and rear, two radiators and door to the Jack & Jill wet room.

### Bedroom 2

4.37m x 3.22m (14'4 x 10'7)

Wood laminate flooring, radiator, fitted wardrobe, dado rail, double glazed window to the rear and patio doors to the conservatory.



### Conservatory

4.56m x 2.99m (15' x 9'10)

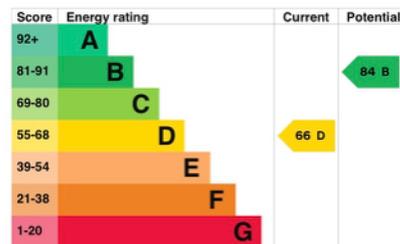
Brick base with double glazed windows to three sides, tiled flooring, radiator and French doors to the garden.

### Rear Garden

Fence enclosed, mainly laid to lawn with large patio seating area, trees, shrubs, borders, shed, greenhouse and pond.

### Front Garden

Mainly laid to lawn with borders and shrubs.



The graph shows this property's current and potential energy rating.

### Garage

The centre garage in a block of three, with light, power, electric rolling door and parking for one in front.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.