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£118,500

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Property Introduction
Conservation Area **Modern Two-Bedroom Terraced Bungalow | Gated Development | No Forward Chain** Nestled within a desirable gated development, just a short distance from the bustling town centre, this modern two-bedroom terraced bungalow offers stylish, contemporary living combined with excellent convenience. Upon entering, you are welcomed into a bright and well-presented open-plan living space, with the living room flowing seamlessly into the modern kitchen. The contemporary layout creates a sociable and practical environment, ideal for both relaxing and entertaining. The property benefits from **two generously proportioned bedrooms**, along with a modern bathroom, making it an ideal home for a couple, small family or those looking to downsize without compromising on style. Externally, the property boasts a **private garden and patio area**, providing a peaceful outdoor space to enjoy in the warmer months. **Resident parking** is also available, adding further practicality. Situated within easy reach of the town centre and local amenities, this modern bungalow is ideally placed for convenient day-to-day living. **Offered with NO FORWARD CHAIN**, this property presents an excellent opportunity for buyers looking for a modern, low-maintenance home in a convenient location. **Early viewing is highly recommended to fully appreciate what this property has to offer.**

Kitchen/Living room
22' 10" x 16' 7" (6.96m x 5.05m)
Open plan and with a window and door to the front elevation, a radiator and Oak flooring. There is also a Velux allowing lots more light pour into the room. With space for a sofa and furniture the kitchen is then found with a high gloss range of fitted units with a sink and drainer and appliances include an electric oven, hob, extractor, fridge-freezer, dish washer and washing machine.

Bathroom
7' 10" x 6' 5" (2.39m x 1.96m)
The bathroom has partially tiled walls, a heated towel rail and tiled floor. There is also a white suite with a WC, basin, bath and shower cubicle with a mains shower.

Bedroom 1
8' 3" x 12' 10" (2.52m x 3.91m)
With a Velux window, radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom 2
8' 2" x 12' 10" (2.50m x 3.91m)
With a window to the rear elevation, a radiator and a carpeted floor.

Outside
There is allocated parking to the front and also designated bike storage. There is also a tidy low maintenance rear garden.

Security and Access
Individual fire detection and fire alarm systems · Exterior security lights throughout the grounds · CCTV · Electric entrance gates that can be operated by mobile phone · Keypad entry to front doors of main house

Conservation Area
We believe the property lies within a conservation area. All interested parties are advised to make their own enquiries.

Tenure
Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

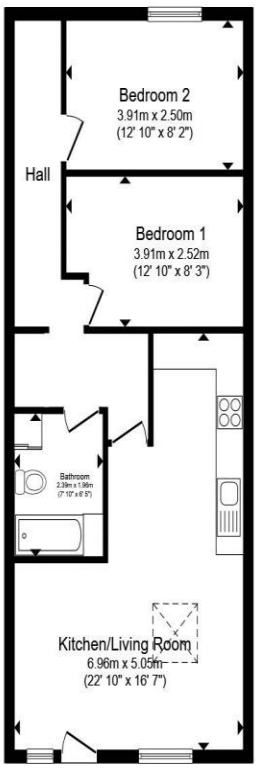
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





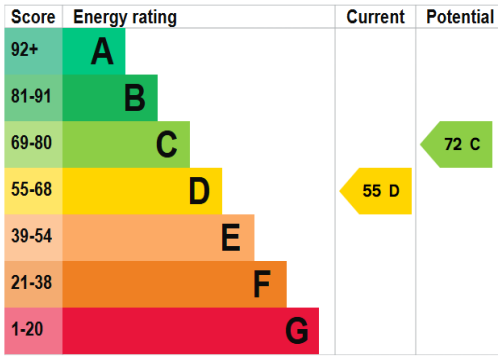


Ground Floor

Total floor area 61.5 m² (662 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.focalagent.com

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BROCHURE APPROVAL

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