





Property Description

Situated in a desirable and quiet cul-de-sac, this modern and well presented two bedroom bungalow offers a fantastic opportunity for those seeking single-level living in a sought-after location. Occupying an enviable corner plot at Tranmere Grove, the property benefits from immaculate, well maintained gardens that wrap around the home, providing a wonderful sense of space, privacy, and excellent outdoor enjoyment. The gardens are a real standout feature, ideal for relaxing, entertaining, or keen gardeners alike. Internally, the bungalow is tastefully decorated throughout and ready to move straight into. The accommodation comprises a bright and welcoming living space, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom, all finished to a high standard. Further benefits include a single detached garage and additional off-street parking, adding to the practicality of this superb home. Perfectly suited to

downsizers, first-time buyers, or those looking for a low-maintenance property in a peaceful setting, this fantastic bungalow truly must be viewed to be fully appreciated.

Disclaimer:

Entrance Hall

Living Room

16' 1" x 9' 7" (4.90m x 2.92m)

Kitchen

12' x 8' 4" (3.66m x 2.54m)

Bedroom 1

17' 3" x 10' 8" (5.26m x 3.25m)

Bedroom 2

10' x 9' 6" (3.05m x 2.90m)

Shower Room

Garage

16' 11" x 8' (5.16m x 2.44m)

Front Garden

Rear Garden

Boiler

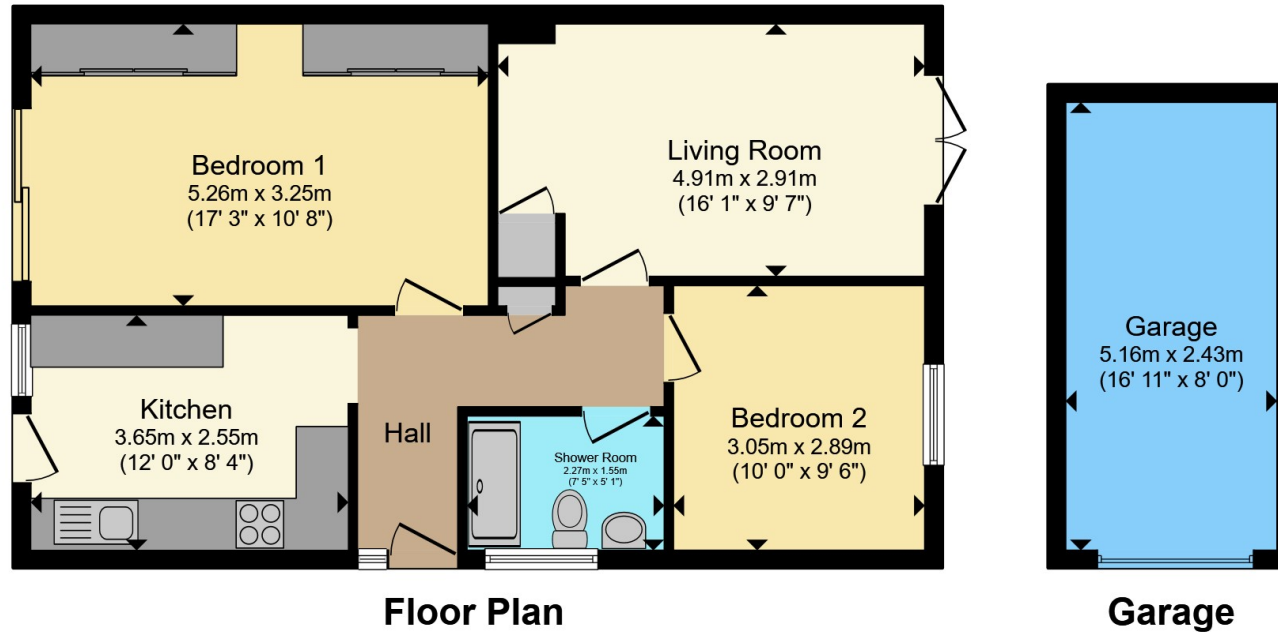
The property benefits from a modern boiler which is currently subject to a finance agreement. This agreement will be transferred to the incoming purchaser upon completion, with full details of the terms, monthly payments, and remaining balance available on request.

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 74.8 m² (805 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.propertybox.io

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6 Canford Lane
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309464



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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