CHRIS TAYLOR
eXp



“Guide” £175,000

- **Available with vacant possession, No ongoing chain.**
- **In need of complete refurbishment**
- **Detached 3 Bedroom bungalow**
- **Situated in cul de sac in St Blaze Entrance hall, Kitchen, Lounge, Dining room, Hallway, Bathroom.**
- **Good sized plot at end of cul de sac Driveway/Parking, Garage**

REF: CT17974

COUNCIL TAX BAND - C

EPC - Pending

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Front Entrance

Patterned glazed door and side screen to hallway.

Hallway

Doors off to 2 bedrooms, Lounge, Kitchen, Bathroom and separate W/c.

Kitchen - 2.13m x 3.38m (7'0" x 11'1")

plus door to recessed cupboard and door to pantry with window to front. Door to side, sliding door to dining room. Window to front.

Dining Room - 3.66m x 1.93m (12'0" x 6'4")

Upvc door and window to rear. Door to lounge.

Lounge - 4.27m x 3.38m (14'0" x 11'1")

Upvc window to rear enjoying garden outlook. Door to bedroom.

Bedroom - 3.96m x 3.43m (13'0" x 11'3")

Window to rear and side.

Bedroom - 3.48m x 3.45m (11'5" x 11'4")

Window to side.

Bedroom - 3.05m x 3.45m (10'0" x 11'4")

Maximum into recess, L - Shaped room.

Garage

Large single garage with pedestrian door to side and double doors to front.

Outside

The property is position at the top of a cul de sac where it has a driveway/hardstanding parking for 1 car. Path to front entrance with small expanse of lawn and shrubs to front.

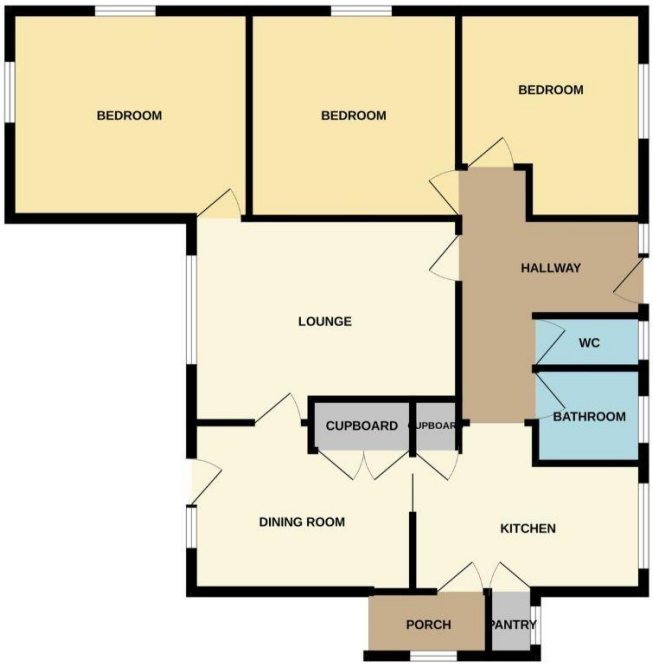
To the rear is a good sized lawn garden with mature shrubs to rear boundary.

AGENTS NOTE

Vernon Villas is a private cul de sac where the road is not adopted by the council.

The access driveway serving the bungalow also provides access to the neighbouring field. As such, the access must remain available 24 hours a day, 7 days a week, to ensure uninterrupted access to the field.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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