Michael ANTHONY

Warners Road, Newton Longville

£370,000 Freehold



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£370,000

Positioned in a cul-de-sac location in the popular village of Newton Longville is this two bedroom, semi-detached bungalow. The property boasts a lounge/diner, kitchen and a conservatory. Further benefits include a secluded rear garden backing on to fields, garage with ample parking and being sold with NO UPPER CHAIN.

Property Description

ENTRANCE
Door to:

ENTRANCE PORCH
Double glazed window to front aspect. Laminate flooring, UPVC door to entrance hall.

ENTRANCE HALL
Radiator, access to loft space, doors to lounge, bedrooms, shower room, cloakroom and storage cupboard.

CLOAKROOM
Frosted double glazed window to side aspect. Low level w.c., part tiled walls.

LOUNGE/DINER
Double glazed window to front aspect. Feature fireplace, two radiators, access to loft space, doors to kitchen and orangery.

ORANGERY
Double glazed doors to garden, double glazed windows to side and rear aspects. Laminate flooring.

KITCHEN
Double glazed window to rear aspect, frosted double glazed door to garden. Range of wall mounted and floor standing units with rolled edge work surface, stainless steel single drainer sink, integrated oven, induction hob with extractor fan over, wall mounted boiler, tiled walls and floor.

BEDROOM ONE
Double glazed window to front aspect. Radiator, fitted wardrobes.

BEDROOM TWO
Double glazed window to side aspect. Radiator, storage cupboard.

SHOWER ROOM
Frosted double glazed window to side aspect. Shower cubicle, heated towel rail, tiled walls, vanity wash hand basin with mixer tap.

SEPARATE W.C.
Frosted double glazed window to side aspect. Low level w.c.

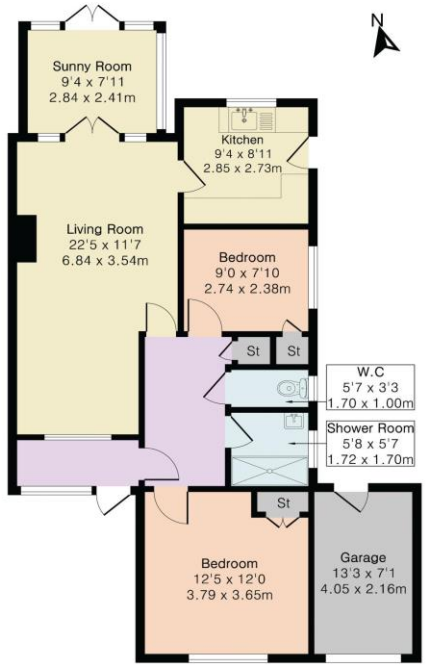
OUTSIDE

GARAGE
Up and over door, power and light, courtesy door to garden.

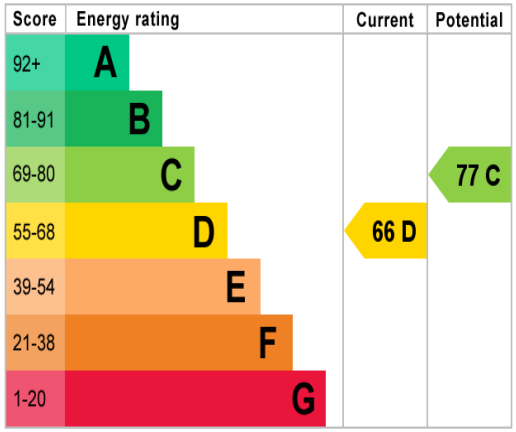
FRONT GARDEN
Block paved driveway providing off road parking, path to front door, mainly laid to lawn with low level brick wall and fencing.

REAR GARDEN
Mainly laid to lawn with wooden decking area, plastic shed and two wooden sheds, courtesy door to garage, enclosed by wooden fencing and brick wall.

Approximate Gross Internal Area 811 sq ft - 75 sq m
(Excluding Garage)
Garage Area 88 sq ft – 8 sq m



Ground Floor



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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