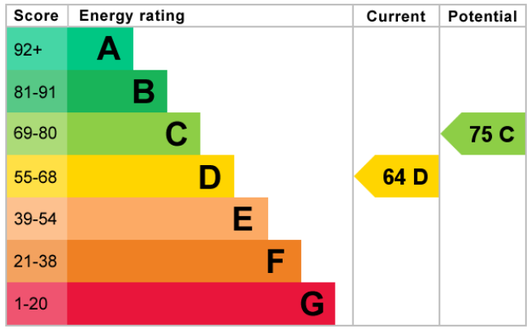

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GUIDE PRICE
£295,000
TENURE Freehold

An Extended Two Bedroom Link Detached Bungalow Located Close To Bus Routes And Amenities With Sunny Aspect Rear Garden, Driveway And Garage

Spacious Entrance Porch * Reception Hall * Extended Lounge/Dining Room Kitchen * Two Double Bedrooms * Conservatory * Bathroom/Wc * Gas Central Heating Via Modern Boiler * Double Glazed Windows * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Glass panelled front door with outside courtesy light giving access to:

ENTRANCE PORCH: 3.28m x 1.02m (10'9" x 3'4") Double glazed window, tiled flooring, inner glazed panelled door to:

RECEPTION HALL: Radiator, fitted cupboard, glazed panelled door to:

LOUNGE/DINING ROOM: 7.01m x 3.3m (23'0" x 10'10") A spacious and extended room with double glazed window to front aspect, two radiators, TV point.

KITCHEN: 3.02m x 2.67m (9'11" x 8'9") Double drainer sink unit with cupboards and drawers beneath, worktops with plumbing for automatic washing machine under, electric cooker point, wall mounted cupboards, serving hatch to lounge/dining room, cupboard housing modern gas boiler for hot water and central heating with water cylinder beneath, double glazed window to rear aspect, door to outside, radiator.

BEDROOM 1: 3.17m x 3.02m (10'5" x 9'11") Built-in wardrobe, radiator, sliding double glazed patio doors to:

CONSERVATORY/GARDEN ROOM: 2.64m x 2.59m (8'8" x 8'6") Wall light, windows and sliding patio doors opening onto the rear garden.

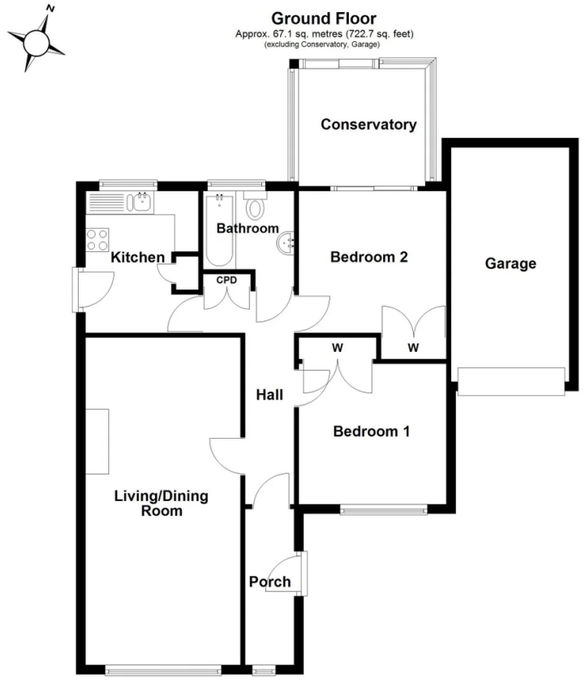
BEDROOM 2: 3.25m x 3.05m (10'8" x 10'0") Built-in wardrobe, radiator, double glazed window to front aspect.

BATHROOM/WC: 2.08m x 1.96m (6'10" x 6'5") Comprising of bath in tiled surround with Mira shower unit, shower curtain and rail, pedestal wash hand basin, WC, electric wall heater, double glazed window with patterned glass, radiator.

OUTSIDE: Conveniently located, the property enjoys driveway parking leading to a GARAGE, with attractive front garden laid to lawn with patio and stone area, rose, flower and shrub beds, a side pathway leads through to the rear garden. The garden enjoys a sunny aspect, mainly laid to lawn garden edged with mature shrubs, a patio area and timber GARDEN SHED. Outside cold water tap.

GARAGE:

FLOOR PLAN:



Total area: approx. 67.1 sq. metres (722.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.