



- A detached bungalow enjoying a quiet tucked away position
- Lounge opening into conservatory and then onto garden
- Kitchen dining room with a good range of units
- Two bedrooms with fitted wardrobes, ensuite and bathroom
- Private driveway parking for three cars and garage
- Fully enclosed and private sunny garden to rear



"A well-maintained detached bungalow which enjoys a quiet and tucked away position with a private sunny garden and driveway to garage".

Offered for sale with no onward chain!

The accommodation comprises a central entrance hallway, lounge opening into a conservatory. Kitchen dining room with a good range of units and window overlooking the garden. Two bedrooms both with built in wardrobes. Ensuite shower to main bedroom and bathroom with shower tap fitting. Gas central heating and double glazing.

Outside to front there is a private drive leading to the garage which has power and lighting. There is a further parking space adjacent to the property. To the rear is a fully enclosed, low maintenance garden with gravelled borders and mature planting. Door from garden into the side of the garage, the garage is currently partitioned to create a utility room to rear.

Tenure: Freehold. **Council Tax Band:** D.





Approximate total area⁽¹⁾
845 ft²
78.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.