Scrivins & Co Sales & Lettings

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# 27 BROOKSIDE, BARLESTONE, CV13 0NJ

## ASKING PRICE £210,000

NO CHAIN! Refurbished, modern two bedroom semi detached bungalow in a quiet cul de sac location. Popular and convenient location within walking distance of the village centre including shops, primary school, takeaways, public houses, parks, open countryside and good access to major road links. Immaculately presented and benefiting from re fitted kitchen and shower room, new carpets throughout, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen, lounge, two bedrooms, conservatory and shower room. Long driveway to single garage. Enclosed rear garden with shed. New Carpets, blinds and light fittings included.







## TENURE
Freehold
Council Tax Band B
EPC Rating D

## ACCOMMODATION
UPVC SUDG door to

## ENTRANCE HALLWAY
With door to a storage cupboard housing the fuse box. White wooden interior door to

## REFITTED KITCHEN TO SIDE
11'11" x 5'10" (3.64 x 1.80)
With a range of floor standing fitted kitchen units with wood effect roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Oven with four ring gas hob and extractor hood above, under counter space for a washing machine and full height space for a fridge freezer. Further matching range of matching wall mounted cupboard units, white tiled splashbacks, radiator and laminate wood strip flooring.



## LOUNGE TO FRONT
11'4" x 15'5" (3.47 x 4.71)
With feature electric fireplace, radiator, TV aerial points and thermostat for the central heating system. Door to



## INNER HALLWAY
With door to a storage cupboard and loft access. The property benefits from a gas central heating boiler, approximately 18 months old, located in the loft. White wooden interior door to

**BEDROOM ONE TO REAR**
8'2" x 13'9" max (2.51 x 4.21 max)
With radiator.





**BEDROOM TWO TO REAR**
7'3" x 9'1" (2.23 x 2.79 )
With radiator and UPVC SUDG door to



**CONSERVATORY TO REAR**
10'4" x 7'8" (3.15 x 2.36)
With radiator and UPVC SUDG French doors to the rear garden.



## REFITTED SHOWER ROOM

6'0" x 5'9" (1.85 x 1.77)

With large walk in shower cubicle with mains shower attachment and glass screen to side, low level WC and pedestal wash hand basin. Chrome heated towel rail, laminate wood strip flooring and PVC surrounds.

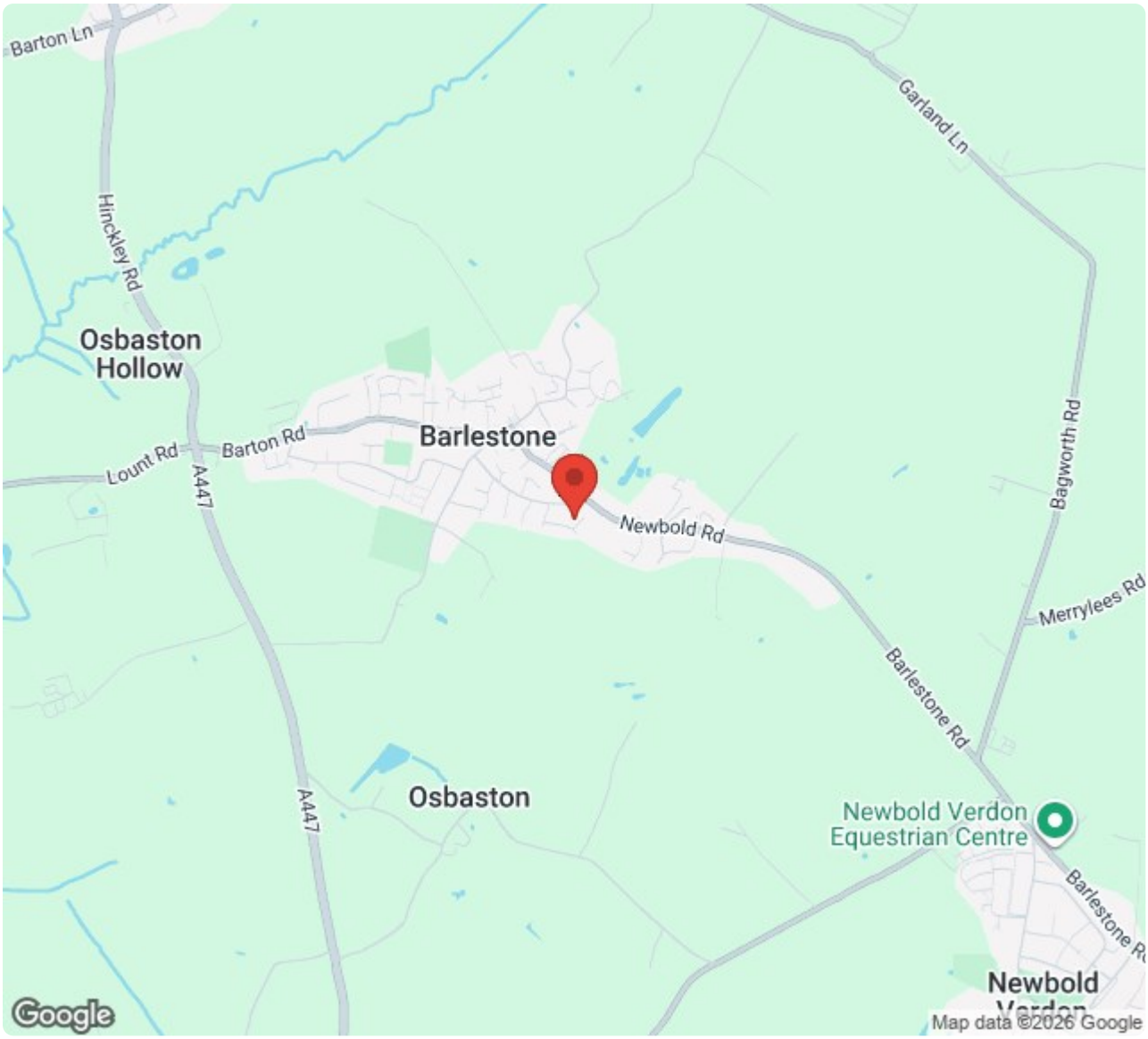


## OUTSIDE

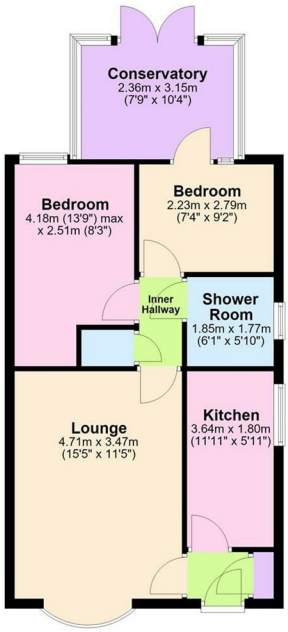
The property is nicely situated in a cul de sac with a front garden that is laid in stone and a long driveway leading down the right hand side of the property leading to the detached single garage. A pedestrian gate offers access to the enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is laid in stone for easy maintenance with surrounding borders. To the top of the garden there is a shed.

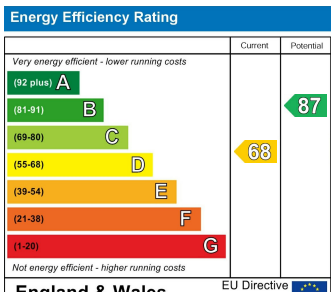


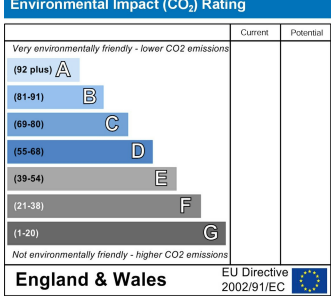





Ground Floor




naea | propertymark PROTECTED

arla | propertymark PROTECTED

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