



ESTATE AGENTS

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Price £359,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, FORMER THREE BEDROOM DETACHED BUNGALOW, currently arranged as a two bedroom with driveway providing OFF ROAD PARKING, GARAGE and a LOW-MAINTENANCE GARDEN with two habitable outbuildings.

The property benefits from gas fired central heating, double glazing and offers accommodation comprising a welcoming entrance porch leading to an entrance hall, lounge being open plan to the DINING ROOM, which was formerly the third bedroom, kitchen, TWO DOUBLE BEDROOMS with fitted bedroom furniture and a large bathroom with bath and shower.

Conveniently located within easy reach of bus routes, Alexandra Park and nearby local amenities, the property must be viewed to fully appreciate the convenient space on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE PORCH

Double glazed window with opaque glass to side of the front door, offering a practical space to hang coats, coving to ceiling, large storage cupboard housing the consumer unit for the electrics and gas meter, archway to:

ENTRANCE HALL

Radiator, coving to ceiling, wall mounted thermostat control for gas fired central heating, airing cupboard housing the immersion heater.

LOUNGE

15'1 x 12'4 (4.60m x 3.76m)

Coving to ceiling, fireplace, television point, radiator, double glazed window to front aspect, opening to:

DINING ROOM

9'6 x 9'3 (2.90m x 2.82m)

Coving to ceiling, radiator, double glazed window to front aspect, return door to entrance hall. This room could be utilised as a third bedroom, with the addition of a partition wall.

KITCHEN

11'1 x 9'7 (3.38m x 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for appliances such as washing machine and tall fridge freezer, wall mounted Worcester boiler, part tiled walls, double glazed window to side aspect and double glazed window and door to rear aspect with views and access onto:

CONSERVATORY

17'5 x 5'9 (5.31m x 1.75m)

Part brick construction with double glazed windows to the rear and one of the side elevations, polycarbonate roof, double glazed French doors to the garden.

MASTER BEDROOM

15'1 x 12'1 (4.60m x 3.68m)

Coving to ceiling, radiator, fitted wardrobes, bedside tables and additional storage, double glazed windows to rear aspect with views onto the garden.

BEDROOM

10'9 x 10'2 (3.28m x 3.10m)

Coving to ceiling, radiator, fitted wardrobes, chest of drawers and bedside table, double glazed window to rear aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, walk-in shower enclosure with electric shower, tiled flooring, tiled walls, radiator, coving to ceiling, two double glazed windows with pattern glass to side aspect.

OUTSIDE - FRONT

Lawned front garden, block paved driveway providing off road parking for multiple vehicles, path with a few steps up to the front door.

GARAGE

18'6 x 9'5 (5.64m x 2.87m)

Up and over door, double glazed personal door to the rear garden, double glazed window to rear aspect.

REAR GARDEN

Low maintenance and mainly hard-landscaped, sympathetically terraced with planting beds, patio providing ample space to eat alfresco and entertain, gated side access to the driveway, personal door to garage and further access to:

OUTBUILDING ONE

13'5 x 12'2 (4.09m x 3.71m)

Polycarbonate roof, power, windows to both side and rear elevations.

OUTBUILDING TWO

17' x 7' (5.18m x 2.13m)

Window, door and polycarbonate roof.



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		