



Dunnock Drive, Sunnyside

Suzanne Graham welcomes to the market this two-bedroom ground floor flat within the desirable Sunnyside area, just a stone's throw away from local amenities and good transport links and also has open views to countryside. The property briefly comprising of entrance hallway, kitchen, lounge, bathroom and two bedrooms. Externally there is a rear lawned garden and garage in a block. The property is immaculate throughout; viewing is highly recommended sold with no upper chain.

Offers Over £89,950

Suzanne Graham welcomes to the market this two-bedroom ground floor flat within the desirable Sunnyside area, just a stone's throw away from local amenities and good transport links and also has open views to countryside. The property briefly comprising of entrance hallway, kitchen, lounge, bathroom and two bedrooms. Externally there is a rear lawned garden and garage in a block. The property is immaculate throughout; viewing is highly recommended sold with no upper chain.

ENTRANCE

Entrance door into hallway.

KITCHEN

Double glazed window, fitted kitchen units with work surfaces, stainless steel sink unit, plumbed for automatic washing machine.



LOUNGE

Double glazed window, central heating radiator.



BATHROOM

White suite comprises of mains shower, pedestal hand wash basin, low level w/c, double glazed window, ceramic wall tiles, and coving to ceiling.



BEDROOM ONE

Double glazed window, central heating radiator.



BEDROOM TWO

Double glazed window, central heating radiator, fitted wardrobes to wall, storage cupboard.



EXTERNALLY

Externally to the rear there is a lawned garden and garage in a block



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		