



Canberra Close, £230,000

- Great Location
- Close to amenities
- Great Road Networks
- Off Road Parking
- EPC Rating: D



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About the property

We are delighted to present this immaculate semi-detached bungalow, offered for sale in a highly sought after location. Set within easy reach of excellent public transport links, reputable local schools, and a variety of amenities, this property is the ideal blend of comfort and convenience.

This well-appointed residence features two spacious bedrooms and benefits from two generously sized reception rooms, providing flexible accommodation for both relaxing and entertaining. The modern kitchen is designed for practicality, complementing the overall stylish finish of the home.

The property is presented in impeccable condition throughout, ensuring a move-in ready opportunity for potential buyers. A useful loft room adds valuable additional space, ideal for a range of uses to suit your lifestyle—whether as an office, storage, or a hobby room.

Externally, the property offers essential parking facilities, making day-to-day living that much easier. The energy performance is rated D, offering reasonable efficiency, while the council tax band C ensures manageable running costs.



Accommodation

Entrance Hall

Lounge

10' 1" x 16' (3.07m x 4.88m)

Kitchen

8' 5" x 8' 8" (2.57m x 2.64m)

Shower Room

Bedroom One

10' 1" x 11' 1" (3.07m x 3.38m)

Bedroom Two

8' 5" x 10' 1" (2.57m x 3.07m)

Loft Room

19' 6" x 14' 7" (5.94m x 4.45m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.

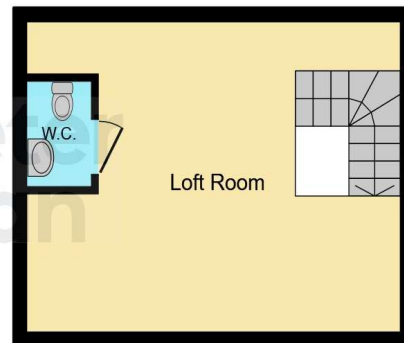
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Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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