





£300,000

Ideally positioned within a quiet cul-de-sac location in the popular area of Heelands, this three bedroom semi detached chalet bungalow is offered to the market with no upper chain with many benefits including two reception rooms, kitchen/diner, family bathroom and additional upstairs wc, rear garden and allocated parking.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor. Radiator, built in cupboard housing gas combination boiler.

KITCHEN/BREAKFAST ROOM

Fitted with a range of both floor and wall mounted units with work surface over, built in oven and hob with extractor fan over, plumbing for automatic washing machine, single drainer sink with mixer tap, integrated microwave tiled floor, part tiled walls, radiator, understairs storage cupboard, door to Lounge, double glazed window and door to rear aspect.

LOUNGE

Double glazed window to rear aspect. Radiator, feature fireplace.

DINING ROOM/BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BEDROOM ONE

A double aspect room with double glazed windows to front and rear. Two radiators, access to second loft space.

BATHROOM

Four piece suite comprising spa bath with mixer tap and shower attachment, tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, heated towel rail, double glazed window.

LANDING

Large built in cupboard, access to loft space.

BEDROOM TWO

Double glazed velux windows to front and rear aspects. Radiator.

BEDROOM THREE

Double glazed velux window to front. Radiator.

CLOAKROOM

Double glazed velux window. Low level w.c., wash hand basin with storage below.

OUTSIDE

PARKING

Allocated parking space.

FRONT GARDEN

Shingled garden with pathway to front.

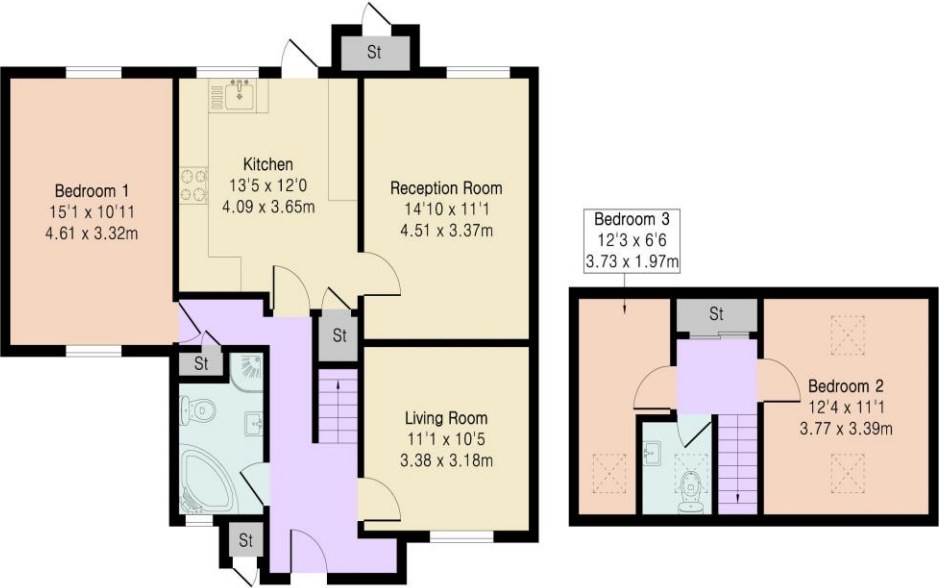
REAR GARDEN

Laid for low maintenance as a paved and shingled garden all enclosed by walling and timber fencing. Brick built storage sheds, gated side access, outside cold water tap and lighting.

Approximate Gross Internal Area 1094 sq ft - 102 sq m

Ground Floor Area 807 sq ft – 75 sq m

Loft Area 287 sq ft – 27 sq m



Ground Floor

Loft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents