



- A well-maintained semi-detached bungalow, vacant possession
- Quiet cul de sac location with far reaching valley views
- Lounge dining room to front, gas central heating
- Kitchen breakfast room and door to utility hall with store cupboard
- Two bedrooms, one of which connects to a conservatory
- Shower room with easy access shower enclosure
- Private drive, garage and good size rear garden



"A well-maintained semi-detached bungalow situated in a quiet cul de sac, appreciating far reaching valley views and offered for sale with no onward chain".

The accommodation comprises an entrance lobby to front with doors to a lounge dining room and a kitchen breakfast room. The lounge is a good size with a picture window to front providing lots of natural light. The kitchen offers a good range of fitted units and benefits from a door into a side utility hall with doors to the garage and walk in storage cupboard, also doors to front drive and rear garden. There are two double bedrooms, the main has a fitted wardrobe suite, the second bedroom doubles up as a lounge with views of the valley and has doors into a conservatory which in turn has French doors opening onto the garden. Shower room with with easy access shower enclosure. There is gas central heating and double glazing.

Outside to front is a private drive leading to the attached garage, small walled garden. To the rear is a low maintenance gravel and patio garden which adjoins open fields, sunny valley views.

Agents Note: The bungalow is well placed being a level five-minute walk to a regular bus service and local shops.

Tenure: Freehold. **Council Tax Band:** C.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.