



## Cerivale Bungalow offers in excess of £280,000

- Detached Bungalow
- Panoramic Countrywide Views
- No Ongoing Chain
- Garage
- Solar Panels
- Great Location
- EPC Rating: C



 3  1  1



## About the property

Boasting spectacular panoramic views of the surrounding village and countryside is this elevated 1970's 3 bedroom detached bungalow offered for sale with no ongoing chain. We have been advised by the current owner that the property sits on approximately 0.45 acres of fully enclosed land which offers potential to extend the property subject to relevant planning and permissions. The layout briefly comprises; entrance hall, lounge/ diner, kitchen, 3 bedrooms and family shower room. Externally the property benefits an outbuilding which can provide flexible accommodation such as utility space or the option for home working. Further features include a log burning stove, solar panels, garage, parking and a caravan to remain. Please call to arrange a viewing or request 24/7 on our website.



## Accommodation

### Entrance Porch

### Entrance Hall

### Lounge/Diner

19' 7" max x 19' 2" max ( 5.97m max x 5.84m max)  
feature log burner

### Kitchen

13' 7" max x 11' 2" max ( 4.14m max x 3.40m max)

### Bedroom 1

13' 3" x 11' 1" ( 4.04m x 3.38m )  
Countryside views

### Bedroom 2

13' 3" x 9' 2" ( 4.04m x 2.79m )  
countryside views

### Bedroom 3

11' 1" x 9' 9" ( 3.38m x 2.97m )

### Shower Room

shower unit, wash hand basin and w.c.

### Outbuilding

17' 5" max x 7' 5" max ( 5.31m max x 2.26m max )  
divided into 2 sections currently for storage and utility space. Electricity supply. Boiler housed here. loft access which is boarded for storage and versatile space creating flexible accommodation.

### Double Garage

19' 4" x 16' 9" ( 5.89m x 5.11m )

### Outside

Entrance to the property via gates into parking area ideal for multiple vehicles. A caravan to remain and fully enclosed garden space that wraps around the property. Advised by the current owner that there is approximately 0.45 of an acre to surround the property.

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## Floorplan

### 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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