



Offered to the market with no upward chain, this spacious and well presented two bedroom detached bungalow occupies a desirable position within a sought after cul-de-sac in Wollaston.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge, fitted kitchen, and a conservatory overlooking the rear garden. There are two well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower, together with a separate house bathroom.

Externally, the property enjoys a driveway providing off-road parking, an electric roller door giving access to additional parking and the garage, and a low maintenance rear garden ideal for those seeking easy outdoor upkeep.

Situated in a popular residential location close to local amenities and transport links, this attractive bungalow offers comfortable single story living and is sure to appeal to a range of purchasers.

Approach

With driveway to front offering parking and electric roller door giving access to further parking area and access to garage.

Hallway

Door to front, central heating radiator, access to loft space and cupboard off.

Lounge

16'0" x 13'1" min 16'8" max (4.9 x 4.0 min 5.1 max)

Double glazed window to front, gas fire and central heating radiator.

Kitchen

12'9" x 11'9" (3.9 x 3.6)

Double glazed window to rear and side, door to conservatory, range of wall and base units with work surface over incorporating sink with mixer tap, extractor hood, space and plumbing for washing machine, tile floor and splash backs and central heating radiator.

Bedroom One

20'4" x 14'9" (6.2 x 4.5)

Double glazed window to rear, central heating radiator, fitted wardrobe and shower off.

Bedroom Two

11'1" x 8'10" (3.4 x 2.7)

Double glazed window to front, central heating radiator and fitted wardrobe.



Bathroom

Wash hand basin, double glazed window to side, WC, central heating radiator, bath with shower over, tile splash backs and extractor fan.

Garage

14'9" x 17'0" (4.5 x 5.2)

Main electric garage door, window and door to rear garden.

Money Laundering Regulations.

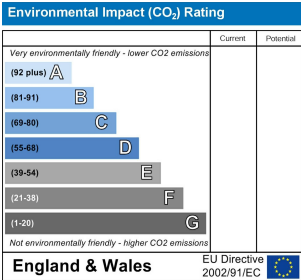
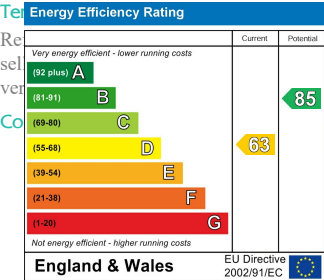
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

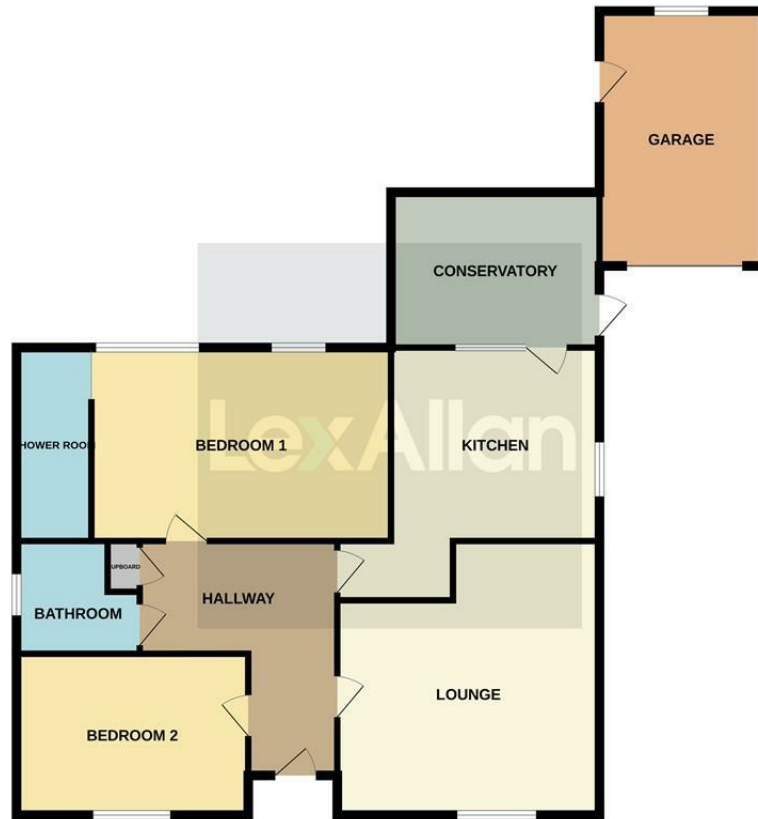
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR



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