

## **TWO BEDROOM BUNGALOW**



**4 TEMPLE CLOSE BELTON,  
OFFERS IN THE REGION OF £205,000**

**NOW REDUCED TO: £195,000**

A wonderful opportunity to acquire this two-bedroom bungalow located in a sought-after area. The property offers a living room, kitchen, two bedrooms and bathroom. There is off road parking for two cars. The front of the property has a lawned garden. To the rear of the property there is a lovely patio area and a manageable fenced boundary enclosed lawned garden. Belton has several local amenities to include doctors and schools and very convenient for all motorway network links. Gas fired central heating and double-glazed windows. Contact Agents to arrange a viewing!

**RECEPTION HALLWAY:** Front facing upvc entrance door and window. L-shaped hallway with tiled floor. Storage cupboard. Radiator. Loft access.



**LIVING ROOM:** 21' 0" x 9' 10" (6.415m x 3.020m) Front facing bay window. Rear facing patio doors leading to garden. Living flame gas fire with modern fireplace surround. Television points. Radiator.



**KITCHEN/DINER:** 10' 1" x 9' 9" (3.080m x 2.994m) Rear facing window and entrance door. Fitted base and wall units with drawers. Worktop incorporating a single stainless steel single bowl drainer sink with mixer tap and tiled splashbacks. Halogen hob with chrome extractor fan above. Built in oven. Integrated fridge freezer. Provision for washing machine. Tiled floor. Radiator.



**BEDROOM 1:** 11' 8" x 10' 2" (3.576m x 3.103m) Rear facing window. Fitted wardrobes. Radiator.



**BEDROOM 2:** 11' 2" x 10' 1" (3.417m x 3.083m) Front facing window. Radiator.



**BATHROOM:** 6' 2" x 5' 7" (1.903m x 1.706m) Front facing window. Fitted suite comprising of a low-level WC, vanity sink unit and panelled bath with shower over and partial side screen. Tiled walls and tiled floor. Heated towel rail.



**OUTSIDE:** To the front there is off road parking for two vehicles. The front of the property has a lawned garden. To the rear there is a lovely patio area and a manageable fenced boundary enclosed lawned garden. External tap and lights.



#### The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

#### Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.