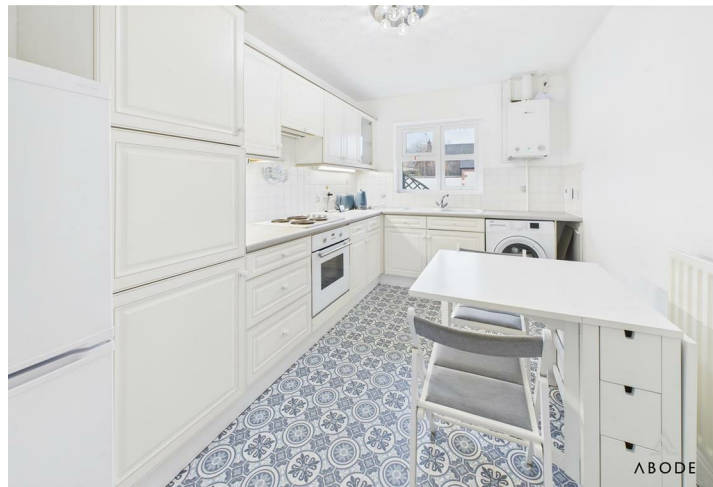








\*\*\*\* QUIET COURTYARD  
DEVELOPMENT FOR THE  
OVER 55'S \*\*\*\* Perfect  
bungalow in the highly  
regarded village of  
Hemington. This well  
presented bungalow offers a  
hall, lounge, fitted dining  
kitchen, bedroom with  
wardrobes and a refitted  
bathroom. Parking. Offered  
for sale with no upward  
chain.





## HALL

Entrance door into the hall.

## LOUNGE

Feature electric fireplace, upvc double glazed bow window to the front and a radiator.

## KITCHEN

Fitted wall mounted, base and a drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, plumbing and space for a washing machine, space for a tumble dryer, radiator and upvc double glazed window.

## INNER HALL

Doors to -

## BEDROOM I

Wardrobes, upvc double glazed double doors and a radiator.

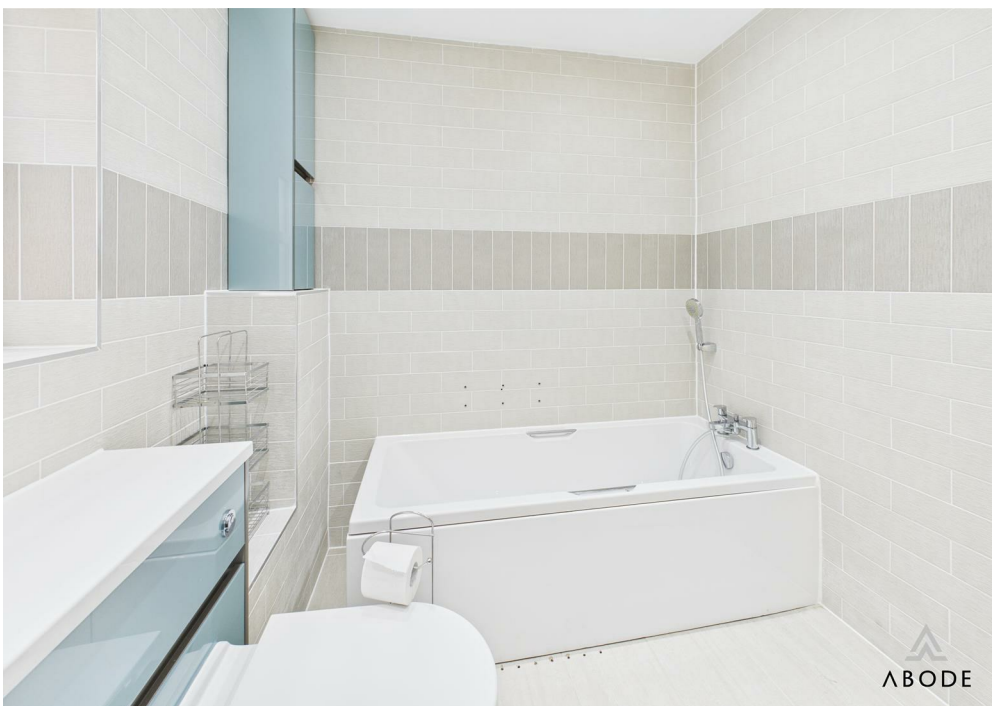
## BATHROOM

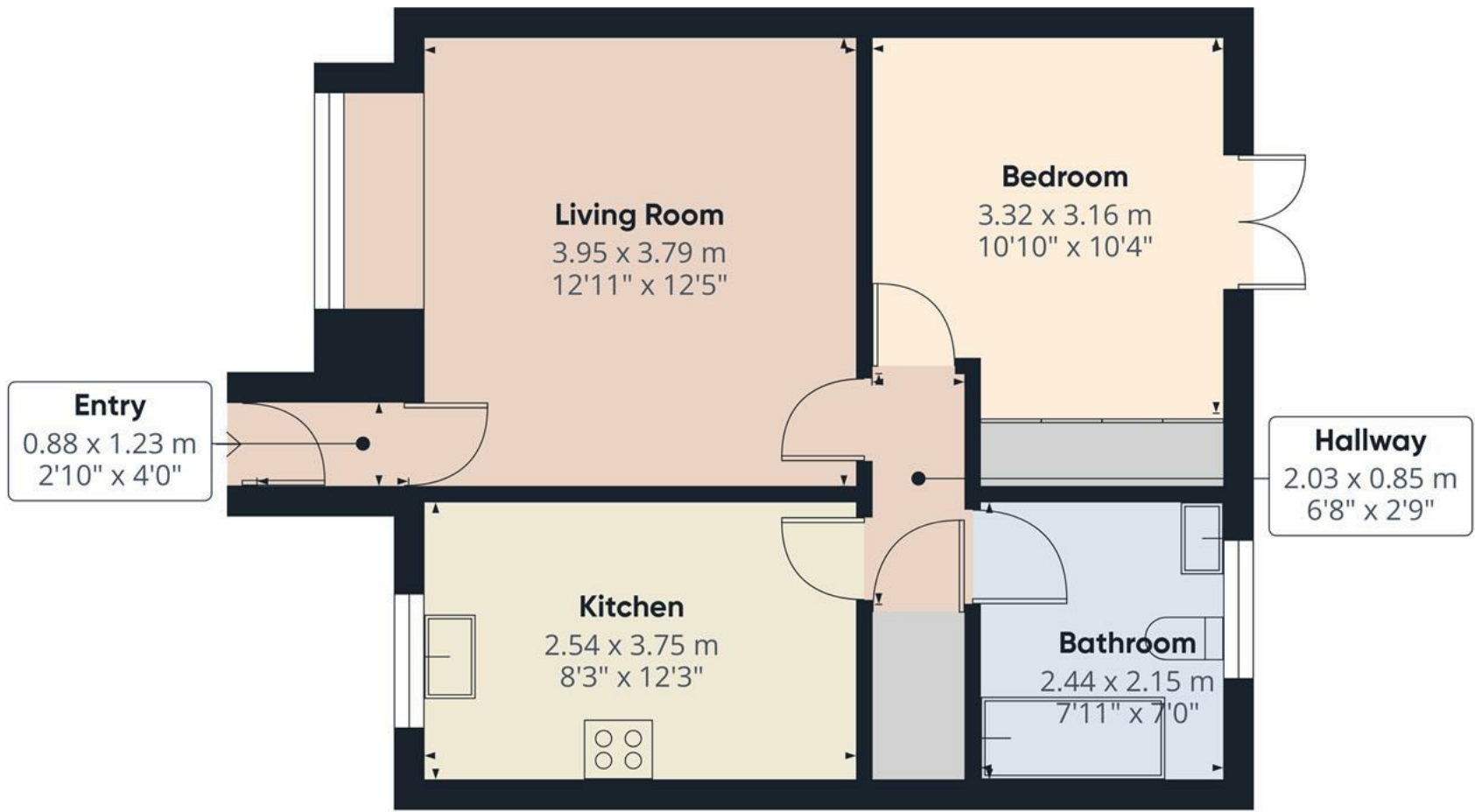
Bath with a shower attachment tap, wash hand basin, low flush wc, fitted cupboards, heated towel radiator and upvc double glazed window.

## OUTSIDE

Communal parking.







Approximate total area<sup>(1)</sup>

46.2 m<sup>2</sup>

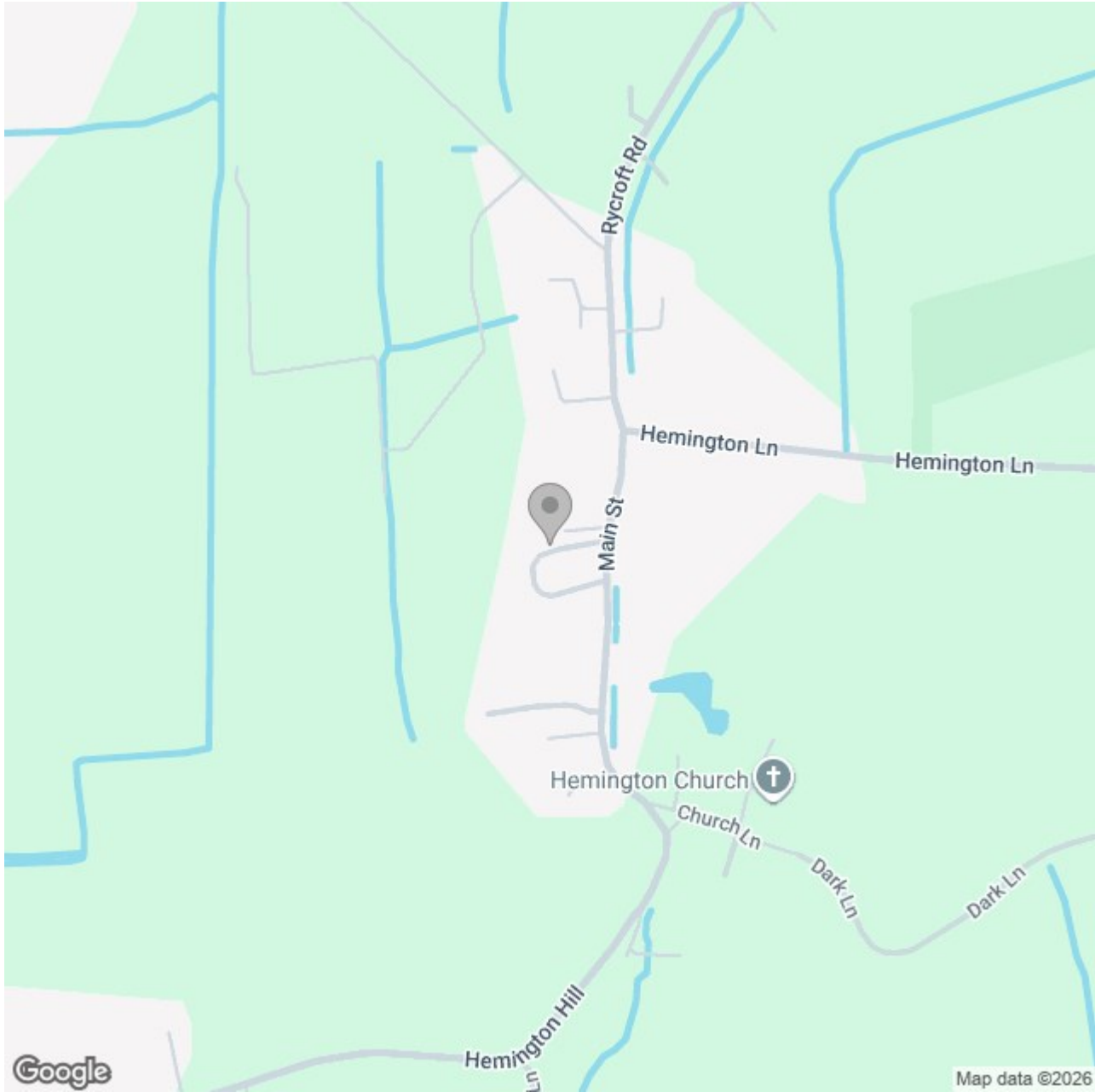
497 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC