



Good Choice are proud to offer for sale with NO UPPER CHAIN, this significantly extended and versatile semi detached bungalow, situated in the popular area of Spinney Hill, near to amenities, schools and parks.

Accommodation includes entrance porch, hall, living room, dining room, kitchen, shower room and two bedrooms. Outside are generous south facing rear gardens and a gated driveway for one/two cars. (C/81m2/L)

Key Features:

- NO UPPER CHAIN
- SIGNIFICANTLY EXTENDED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- GENEROUS SOUTH FACING REAR GARDEN
- GATED DRIVEWAY FOR ONE/TWO CARS
- COUNCIL TAX BAND C
- NEAR TO LOCAL AMENITIES, SCHOOLS & PARKS



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For more property information please see the 'Property Description' page on the Rightmove advert. "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 £27 + 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."



Entrance Porch

Double glazed front door and window to the side, carpet and door to the hall.

Hall

Entered via a timber front door, carpet, radiator, loft access (ladder, light, part boarded) and doors leading to:

Living Room

4.63m x 3.64m (11'11" x 15'2")

Carpet, double glazed bay window to the rear with window seat and storage, decorative fireplace and radiator.

Kitchen

3.18m x 2.4m (10'5" x 7'10")

Tiled flooring, base and wall units, work tops, stainless steel sink and drainer, electric oven, gas hob, extractor, space for a washing machine, dryer and fridge freezer, double glazed window and door to the rear, tiling to water sensitive areas and radiator.

Dining Room

4.54m x 3.63m (14'11" x 11'11")

Carpet, double glazed window to the front, double glazed French doors to the rear and radiator.

Shower Room

2.17m x 1.89m max (7'1" x 6'2")

Tiled floor, shower cubicle, mounted wash basin with storage under, dual flush WC, tiling to water sensitive areas, double glazed window to the side and radiator.

Bedroom 1

3.93m x 3.19m (12'11" x 10'6")

Carpet, double glazed window to the front and radiator.

Bedroom 2

3.05m x 2.73m (10' x 8'11")

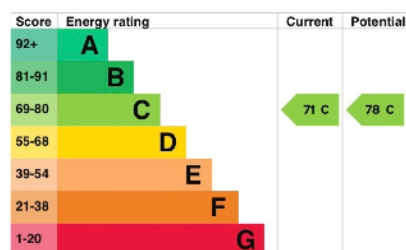
Carpet, double glazed window to the front and radiator.

Rear Garden

South facing, fence enclosed, mainly laid to lawn with large patio seating area, trees, shrubs, borders, three sheds and tap.

Front Garden

Gated access to a gravelled driveway for one/two cars, shrubs, borders, path to front door and gated access to the rear.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.