





**£360,000**

Located on the popular Poets Estate is this two bedroom extended semi-detached bungalow. The property offers a lounge/diner, kitchen and a wetroom. Further benefits include a garage and off-road parking.

# Property Description

## **ENTRANCE**

UPVC door to entrance hall.

## **ENTRANCE HALL**

Doors to bedrooms, wetroom and lounge/diner.

## **LOUNGE/DINER**

Double glazed window to rear aspect, double glazed door to garden. Feature fireplace, two radiators.

## **KITCHEN**

Double glazed windows to side and rear aspects, double glazed door to side. Range of wall mounted and floor standing units with roll top work surface over, integrated double oven and electric hob with extractor fan over, stainless steel single drainer sink with mixer tap, tiled splash back, space for washing machine and under counter fridge.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, Walk in storage cupboard.

## **WETROOM**

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin, shower, tiled walls and non slip floor, radiator.

## **OUTSIDE**

### **GARAGE**

Up and over door.

### **FRONT GARDEN**

Block paved providing off road parking, two wooden gates to rear.

### **REAR GARDEN**

Mainly laid to lawn with patio area, flower borders, block paved parking area, outside tap, enclosed by wooden fencing panels.

Approximate Gross Internal Area 724 sq ft - 67 sq m  
(Excluding Garage)  
Garage Area 123 sq ft - 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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