





\*\*\*\* IMPRESSIVE PLOT \*\*\*\*

This is a great opportunity to purchase a well proportioned detached bungalow close to the local amenities and in a cul de sac location. In brief the property offers a hall, lounge with fireplace, fitted kitchen, two double bedrooms and a shower room. Good size front and rear gardens, drive and a single garage. The property is offered for sale with no upward chain.



## HALL

Side upvc double glazed entrance door into the hallway with a radiator, loft access with pull down ladder and doors to -

## LOUNGE

Feature fireplace with living flame co effect gas fire marble insert and hearth and a wood surround, radiator, and UPVC double glaze window to the front elevation.

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, plumbing and space for a washing machine and further appliance spaces. Radiator 3 UPVC double glazed windows and a door to the side.

## BEDROOM

UPVC double glazed window to the rear side elevation, radiator.

## BEDROOM

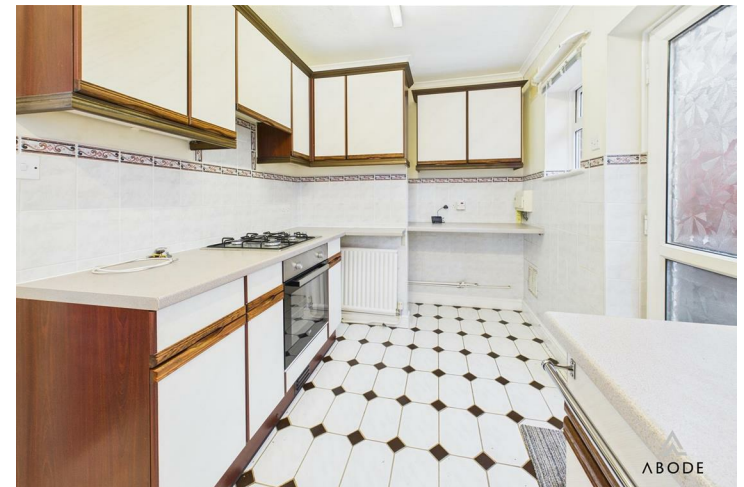
UPVC double glazed window to the rear side elevation, radiator.

## SHOWER ROOM

Enclosed shower, low flush wc, Wash hand basin, radiator and a UPVC double glazed window.

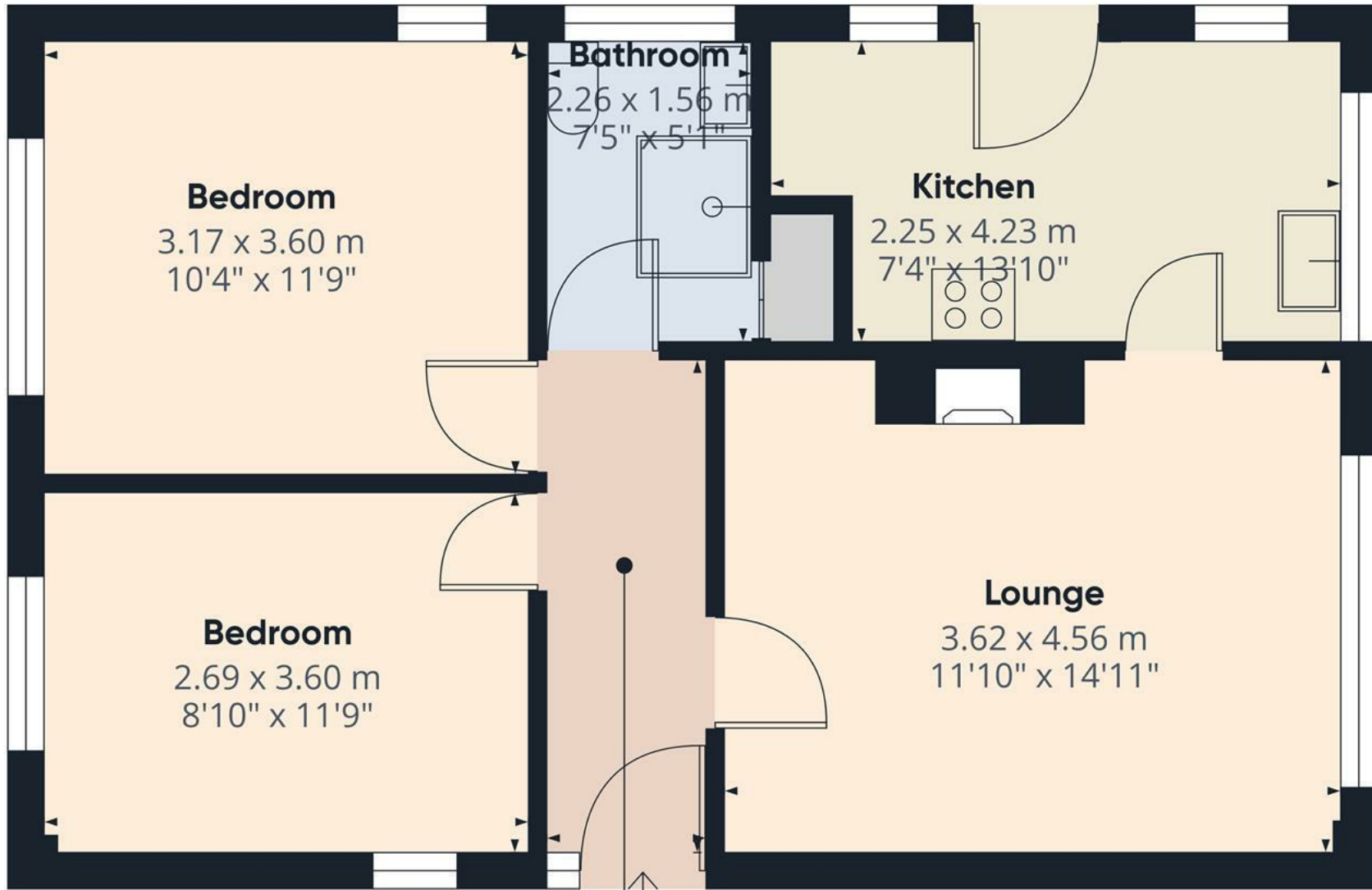
## OUTSIDE

Front lawn and a side drive down to a single garage. Good size rear garden with lawns, borders with shrubs and plants, paved seating area summer house and a greenhouse.









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

54.8 m<sup>2</sup>

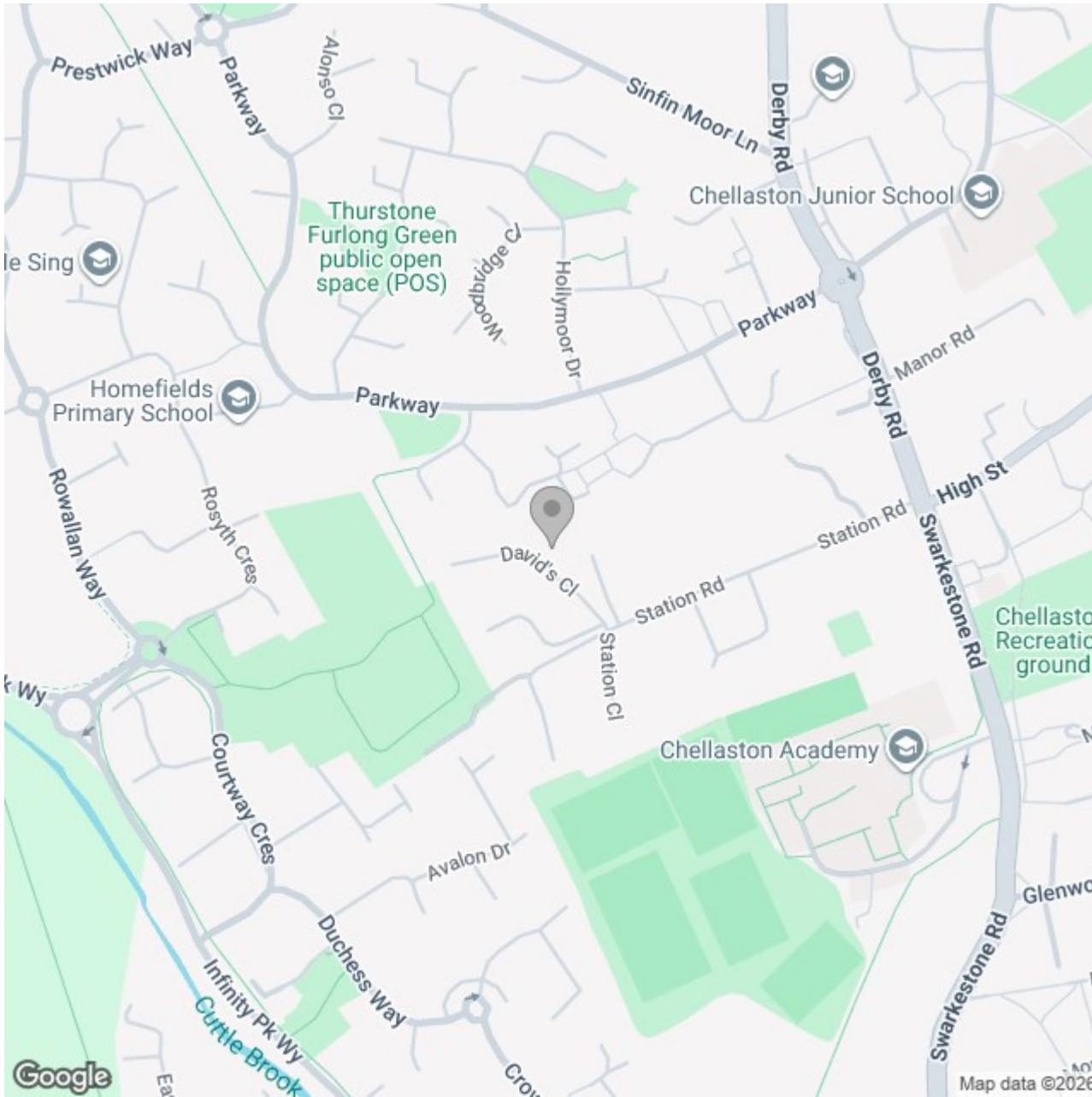
589 ft<sup>2</sup>

(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>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	