

£290,000  
Freehold



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS

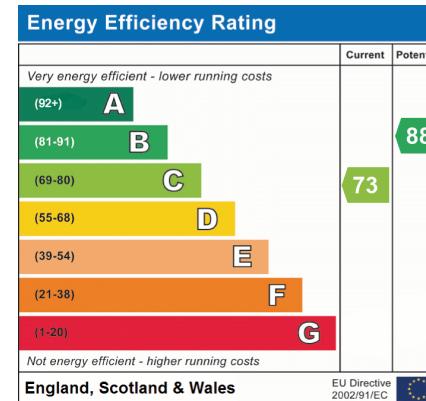


## Features

- No Onward Chain
- Well Presented 2 Bedroom Bungalow
- Centrally Located & Perfectly Placed For The Town Centre, Amenities & Public Transport Links
- Entrance Porch
- Sitting /Dining Room
- Kitchen
- 2 Double Bedrooms With Built In Wardrobes
- Ample Storage Space
- Low maintenance Gardens
- Garage Located Nearby

## Summary of Property

This well proportioned bungalow benefits from a traffic free, central location and is perfectly placed for the town centre, amenities, health care professionals and public transport links. Offered for sale with no onward chain, the bungalow should be viewed to be fully appreciated. Offering good sized rooms and plenty of built in storage, the accommodation briefly comprises; Entrance Porch, Sitting/Dining Room, Kitchen, two double Bedroom and Shower Room. Outside, there are low maintenance Gardens to the front and rear, along with a Garage located nearby.



## Room Descriptions

### Entrance Porch

Entered via UPVC double glazed door with UPVC double glazed window to front. Tiled floor glazed wooden door to Sitting/Dining Room.

### Sitting/Dining Room

15' 5" x 14' 2" (4.70m x 4.32m)

Fitted wall mounted units (vendor will remove if not required). Hatch to Kitchen. Radiator and UPVC double glazed window overlooking grassed area to front. Door to Inner Hall.

### Inner Hall

Two walk in storage cupboards and airing cupboard which houses the Ideal combi boiler. Loft access. Doors to Kitchen, Bedrooms and Shower Room.

### Kitchen

12' 0" x 7' 11" (3.66m x 2.41m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless sink and drainer with mixer tap and tiled splash backs. Cooker and spaces for washing machine and fridge/freezer. radiator and vinyl floor covering. UPVC double glazed door and window to rear.

### Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

Built in wardrobe. Radiator and UPVC double glazed window to front.

### Bedroom Two

11' 1" x 8' 11" (3.38m x 2.72m)

Built in wardrobe. Radiator and UPVC double glazed window to rear.

### Shower Room

6' 5" x 6' 5" (1.96m x 1.96m)

Tiled and fitted with a white suite comprising; large walk in shower enclosure with electric shower, pedestal wash basin and low level W.C. Radiator, extractor and vinyl floor covering. UPVC double glazed window to rear.

### Rear Garden

Fully enclosed by timber panel fencing and laid to paved patio and lawn with floral/shrub borders. Timber shed and outside tap.

### Front Garden

### Garage

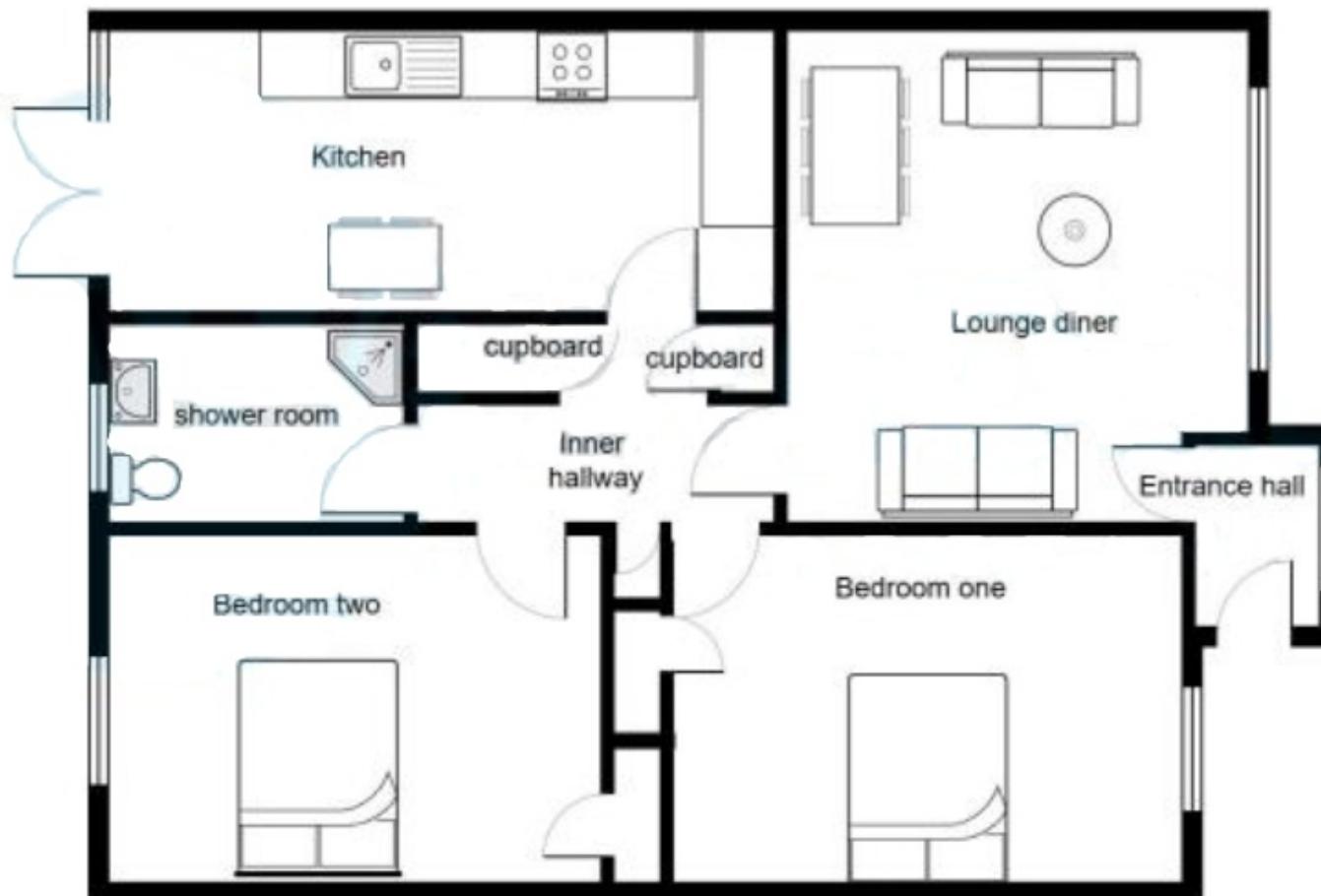
Located a short distance away. Up and over door to front and driveway parking in front.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C





Total Area: 739 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.