



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**\*IN NEED OF REFURBISHMENT\*** A delightful two bedroom semi detached bungalow, situated in the corner of a small cul-de-sac, with a large garden. The property is within walking distance of Frimley Green Village with a selection of local shops, public houses, dentist and doctors surgery, with Frimley Lodge Park providing scenic walks along the Basingstoke Canal in nearby Mytchett.

The property has been well cared for, however there is scope for further improvement and the accommodation comprises a lounge, kitchen, extended dining room, bathroom and a lean to conservatory. Outside is a detached garage with a long drive and a corner plot garden measuring approximately 75' 0" x 75' 0" (22.86m x 22.86m). There are sealed unit double glazed windows as well as gas fired central heating by radiators throughout. **\*NO ONWARD CHAIN\***

EPC: D    Tax Band D: £2,163.21

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Entrance

Covered entrance porch, courtesy light point, part glazed door to an;

Entrance Hall

Shelved airing cupboard, telephone point.

Bedroom One

11' 9" x 11' 2" (3.58m x 3.40m) Sealed unit double glazed bay window.

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m) Sealed unit double glazed window,

Lounge

17' 1" x 12' 4" (5.21m x 3.76m) Fitted Gas Fire with a fireplace surround, sealed unit double glazed window over looking the rear garden and glazed double doors leading to;

Triple Aspect Dining Room

21' 0" x 10' 0" (6.40m x 3.05m) Sealed unit double glazed windows and sliding doors leading to the rear garden.

Kitchen

10' 4" x 10' 0" (3.15m x 3.05m) Singe drainer stainless steel sink unit, with cupboards below, working surfaces with roll top edging, with cupboards above and below, part tiled walls and glazed door leading to a lean to conservatory.

Conservatory/Garden Room

16' 4" x 5' 10" (4.98m x 1.78m) Sealed unit double glazed windows, fitted storage cupboard, plumbing for a washing machine and vent for tumble dryer. Door to garden.

Bathroom

White suite comprising of a panelled bath, pedestal wash basin, low level W/C, part tiled walls, sealed unit double glazed frosted window, access to loft which houses the gas fired boiler supplying domestic hot water and radiator heating.

Outside

Well kept front garden with areas of lawn and abundantly stocked flower and shrub beds and borders. Long tarmac drive providing ample off road parking for several vehicles.

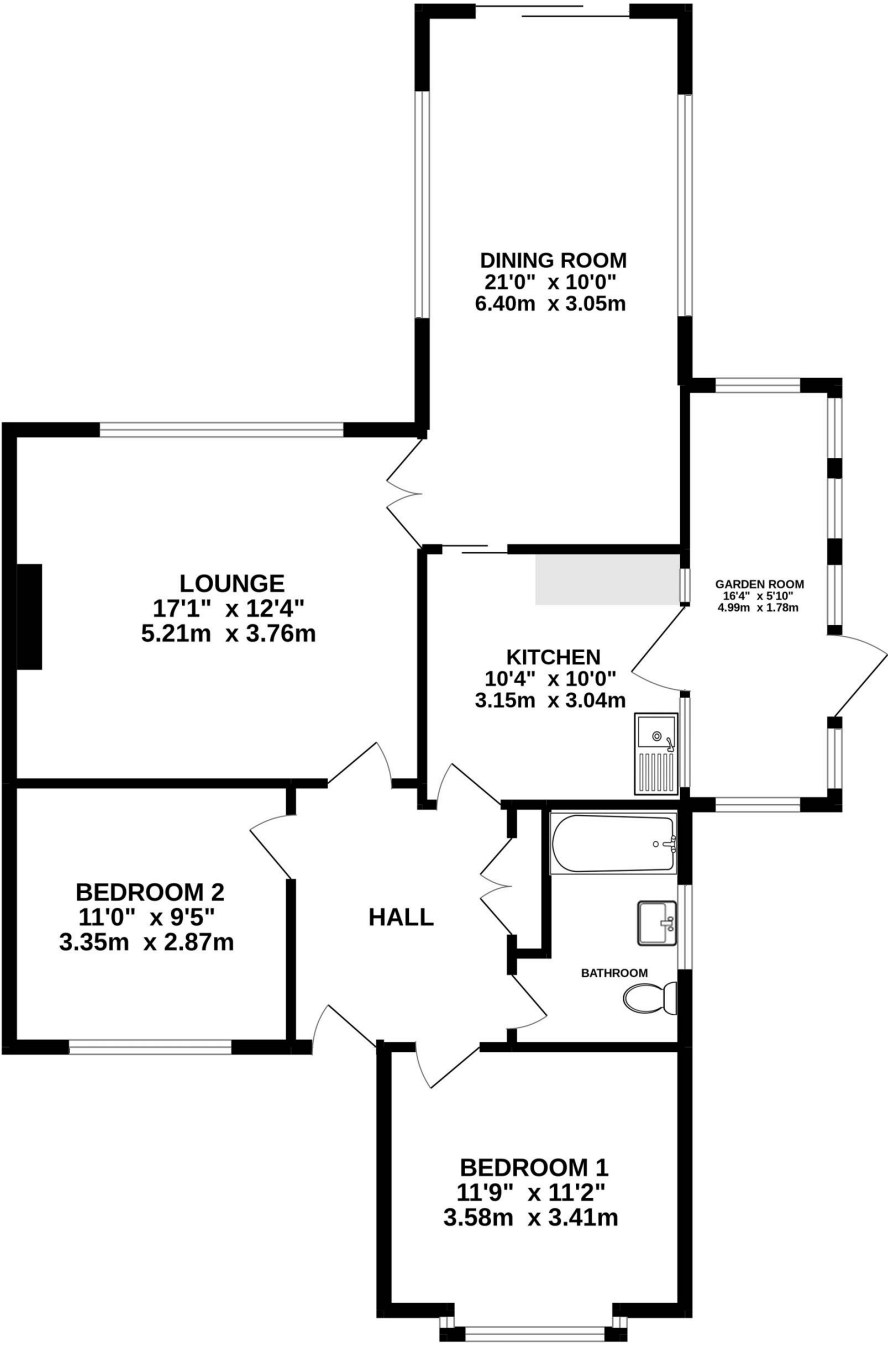
Detached Garage

With up and over door, rear personal door.

Rear Garden

75' 0" x 75' 0" (22.86m x 22.86m) Maximum. Mainly laid to lawn, well stocked beds and borders providing a degree of seclusion, two timber garden sheds, westerly aspect, side access to the front garden.

GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.  
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.  
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