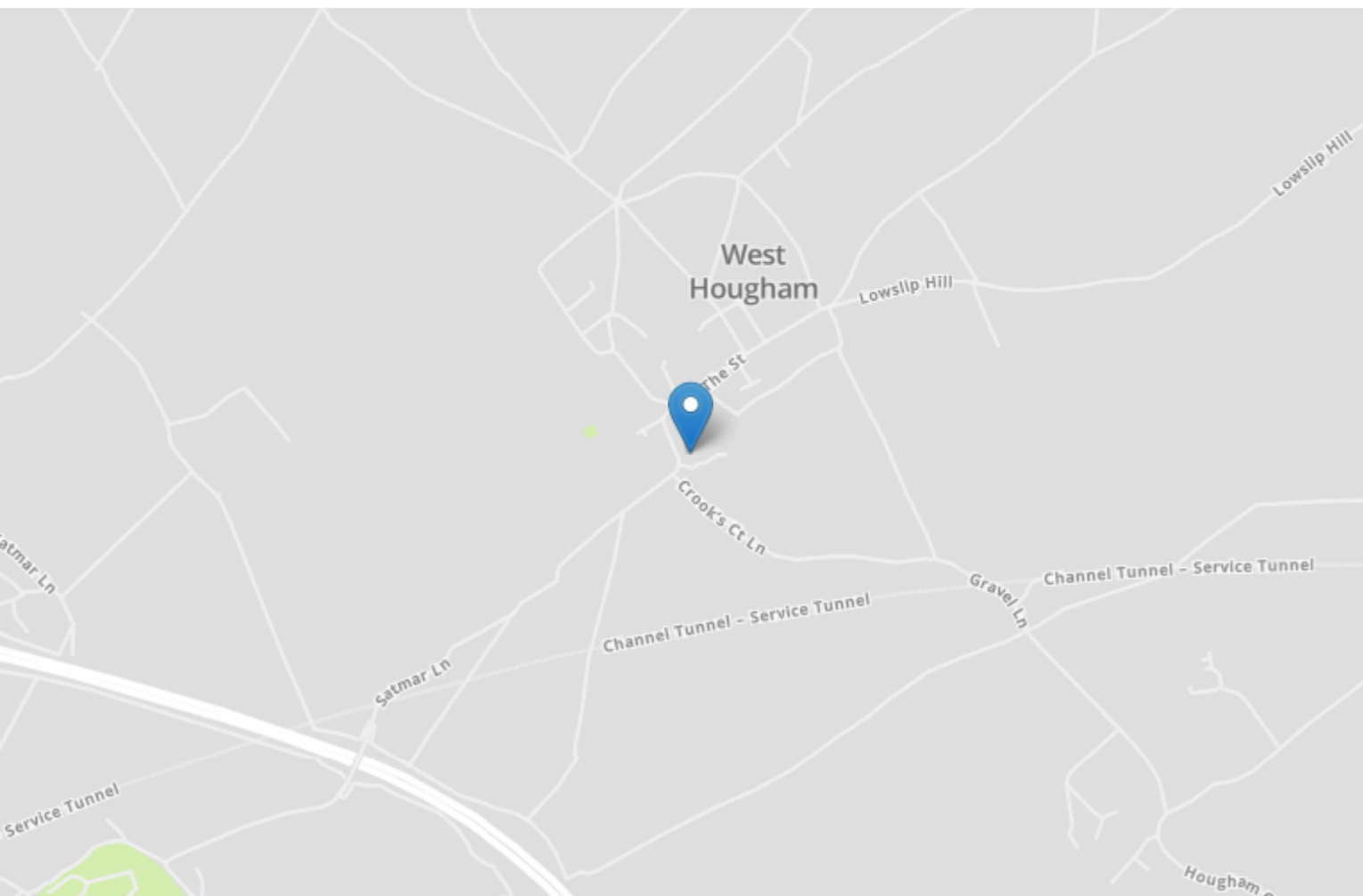


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Bracken The Street

WEST HOUGHAM, Dover
CT15 7BH

£250,000 FREEHOLD

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this two bedroom semi-detached bungalow located in the sought after village of West Hougham. This property is in need of modernisation and the spacious accommodation comprises lounge, dining room, kitchen/breakfast room, two double bedrooms, study/office and a family bathroom. Additional benefits include a sun room, gated off road parking, a large rear garden and no onward chain. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.



Lounge

17' 0" x 10' 9" (5.18m x 3.28m) A large lounge with carpeted floor, radiator and double glazed window

Dining Room

9' 7" x 9' 1" (2.92m x 2.77m) A separate dining room with carpeted floor, double glazed window and radiator

Kitchen/Breakfast Room

19' 4" x 9' 0" (5.89m x 2.74m) With a mix of wall and base units, roll edge work surfaces, oven and grill, 4 ring gas hob with extractor overhead, tiled splash back, tiled floor, double glazed window

Study

10' 0" x 9' 4" (3.05m x 2.84m) A separate study space with double glazed window and radiator

Sun Room

14' 11" x 9' 1" (4.55m x 2.77m) A large sun room with carpeted floor double glazed window and patio door leading to rear garden

Bedroom

11' 3" x 8' 11" (3.43m x 2.72m) A good sized bedroom with carpeted floor, radiator and double glazed window

Bedroom

12' 9" x 10' 9" (3.89m x 3.28m) A good sized bedroom with radiator, carpeted floor and double glazed window

Bathroom

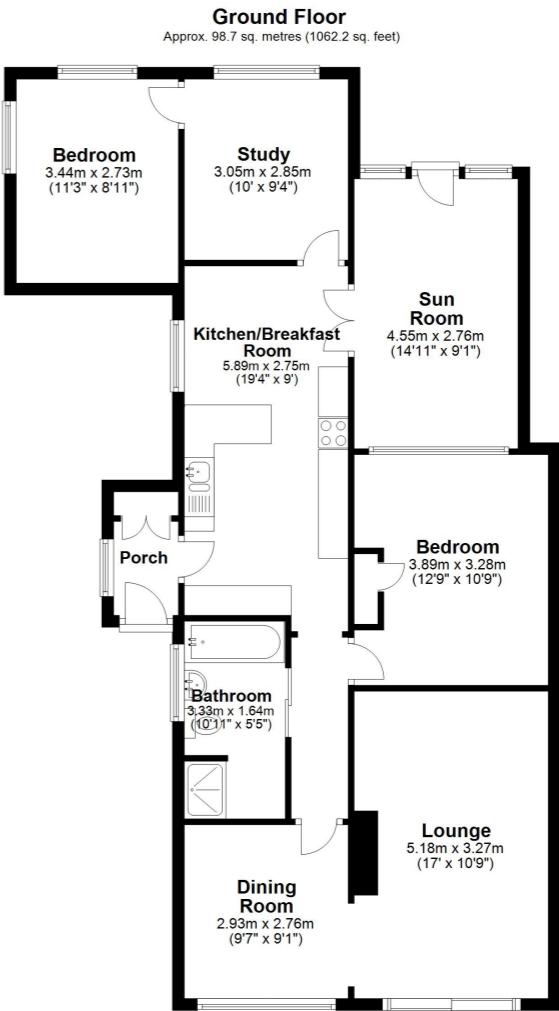
10' 11" x 5' 5" (3.33m x 1.65m) A three piece family bathroom suite comprising of a low level W.C, wash hand basin, panelled bath, shower cubicle, tiled splash back, double glazed window

Garden

A large rear garden mostly laid to lawn with fenced borders

Driveway

Off road parking with potential to extend across to take multiple vehicles.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

