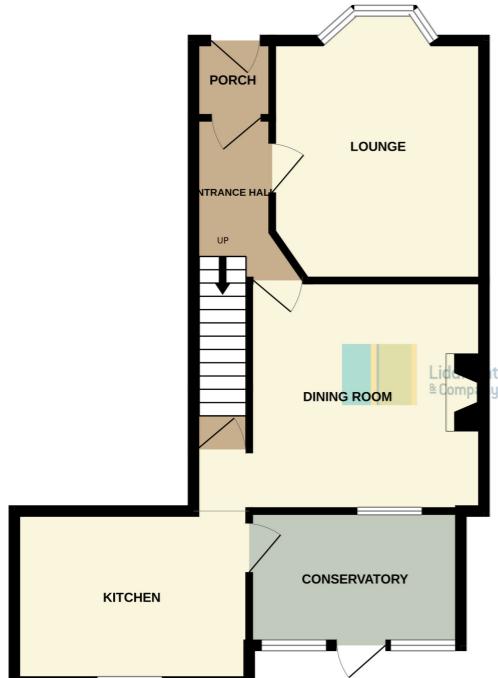
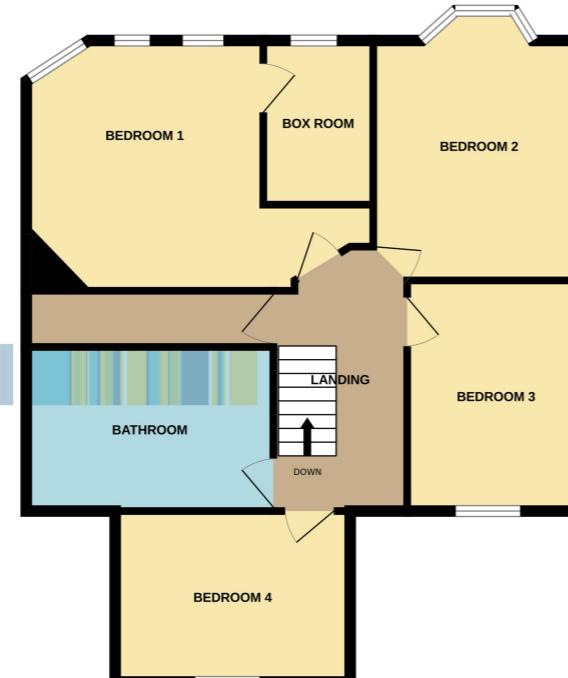


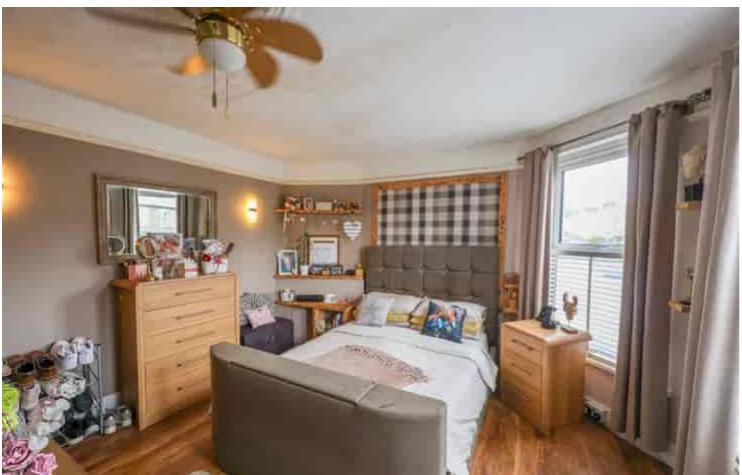
GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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 indicative 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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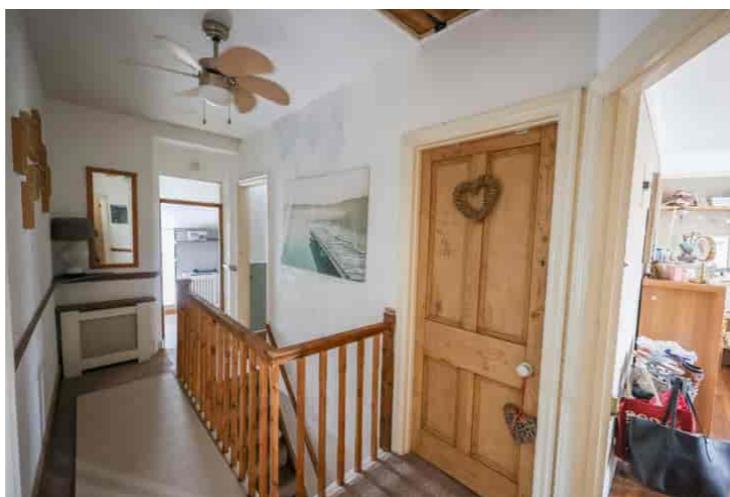
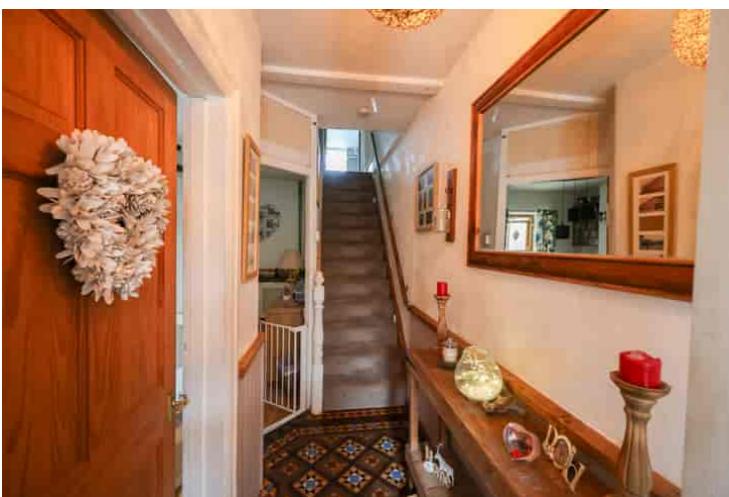
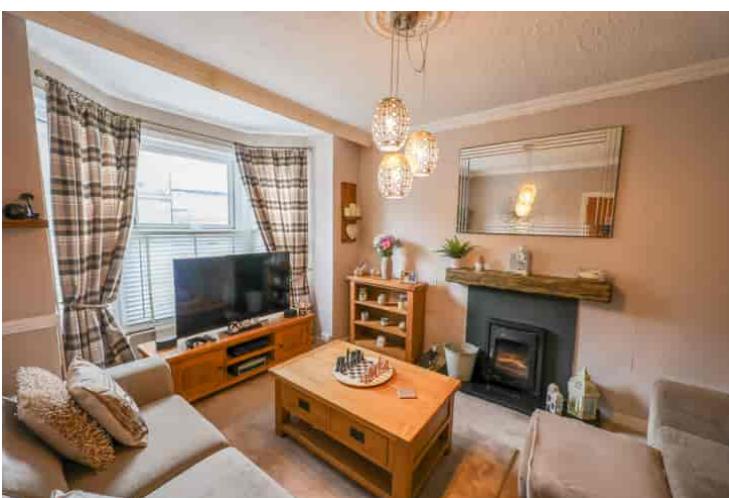
**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## 68 FORE STREET, BUGLE

PRICE £205,000



A WELL PRESENTED TERRACED OLDER STYLE VICTORIAN FOUR BEDROOM FAMILY HOUSE CENTRALLY LOCATED WITHIN THIS POPULAR VILLAGE WITH LOCAL SCHOOLS AND SHOPS CLOSE BY. OFFERING SPACIOUS FAMILY ACCOMMODATION WHICH IN BRIEF COMPRISSES OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, FOUR BEDROOMS PLUS A BOX ROOM WHICH COULD BE USED FOR AN EN SUITE BATHROOM, PLUS A LARGE GARAGE WHICH IS ACCESSED VIA NEW STREET LOCATED BEHIND THE PROPERTY.



### The Property

A well presented terraced older style Victorian four bedroom family house, full of character, centrally located within this popular village with local schools and shops close by. Offering spacious family accommodation which in brief comprises of Entrance hall, lounge, dining room, kitchen, conservatory, four bedrooms plus a box room which could be used for an en suite bathroom, plus a large garage which is accessed via New Street located behind the property.

The property has the benefit of LPG gas central heating and the majority of the windows are of the Upvc type.

An ideal property for family needs, with good village amenities and deceptively large accommodation.

Agents Note :- This property features a bedroom and bathroom above the adjoining property, creating a flying freehold.

### Room Descriptions

#### Entrance Porch

With part glazed composite door leading to the entrance porch, half glazed door to the entrance hall.

#### Entrance Hall

Finished with a mosaic tiled floor, stairs to the first floor. Panelled walls to the dado rail height.

#### Lounge

3.28m x 3.75m (10' 9" x 12' 4") Plus the bay window, inset wood burner with wooden mantel above and marble hearth, ornate coving, dado rail.

#### Dining Room

3.6m x 3.67m (11' 10" x 12' 0") Light on dimmer switch, fireplace with Slate hearth and wood burner, wooden mantel, window seat to the rear, panelling to dado height, recessed shelving, small lobby with under stairs cupboard.

#### Conservatory

2.24m x 3.3m (7' 4" x 10' 10") With stable door leading to the kitchen, worktop area and space for fridge/freezer.

#### Kitchen

2.94m x 2.610m (9' 8" x 8' 7") Fitted with a good range of shaker style units with a wood effect butchers block style work top, tiled splashback, range oven with double extractor, window to the rear.

#### Landing

With access to the roof void.

#### Bedroom 4

2.83m x 2.70m (9' 3" x 8' 10") With tall window to the rear.

#### Bedroom

2.75m x 3.64m (9' 0" x 11' 11") Window to the rear.

#### Bedroom

3.3m x 3.73m (10' 10" x 12' 3") Window to the front.

#### Bedroom

3.96m x 5.46m (13' 0" x 17' 11") Max. with three windows to the front, door leading to the box room, dressing room.

#### Box Room/Dressing Room

1.7m x 2.62m (5' 7" x 8' 7") Window to the front.

#### Eaves storage room

4.0m x .88m (13' 1" x 2' 11")

#### Bathroom

2.75m x 3.86m (9' 0" x 12' 8") A large room with a centre placed bath, separate shower cubicle with electric shower and two shower heads, wash hand basin, low level W.C. towel radiator, timber panelling to dado height. Window to the rear.

#### Garage

6.0m x 3.53m (19' 8" x 11' 7") With double wooden doors, pitched roof.

#### Outside

To the rear of the property we have enclosed courtyard style garden which offers complete ease of maintenance and offering excellent privacy. The courtyard area has golden gravel finish with a small timber decked area. There are various raised shrub flower borders, which makes this space intimate and private.