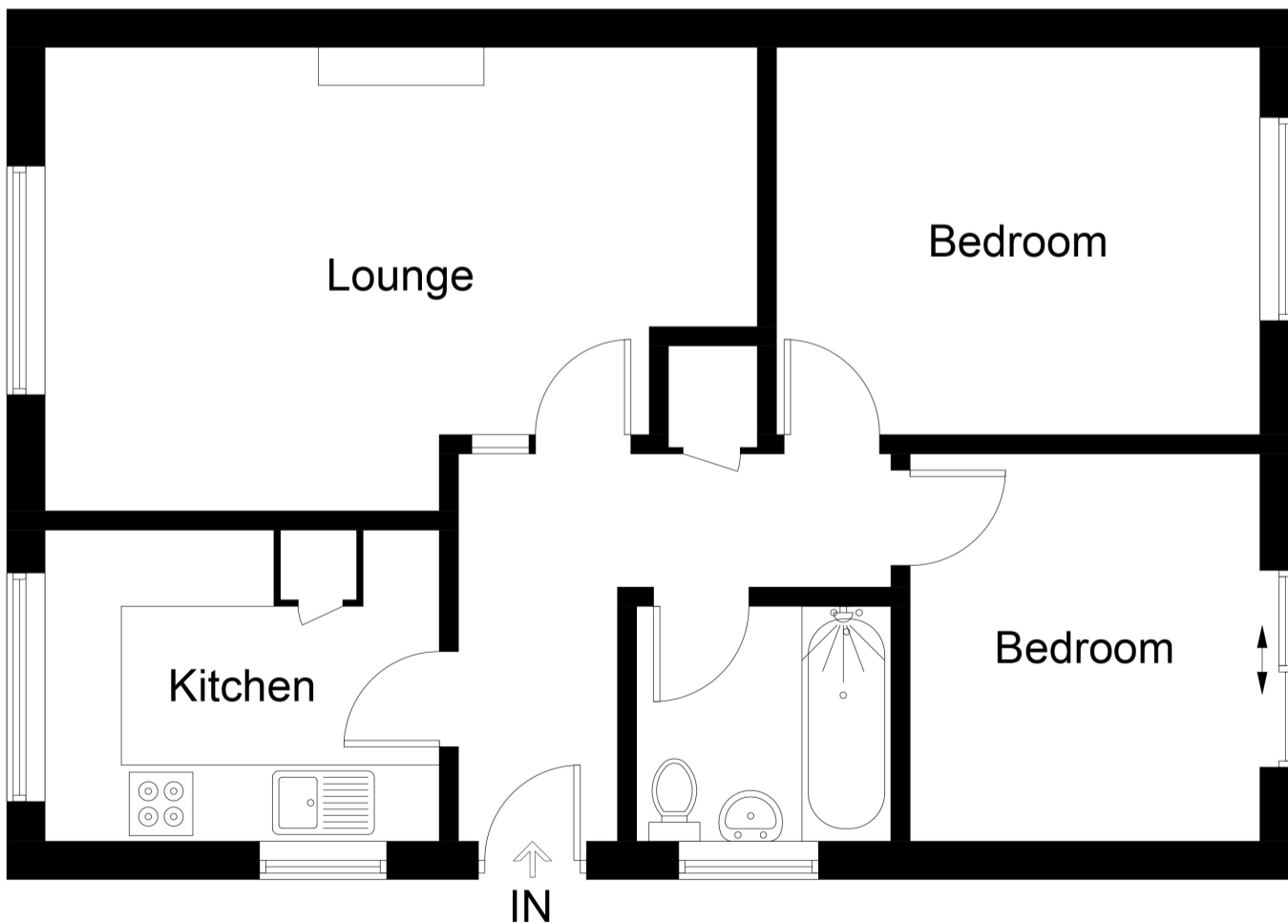




## 71 Nightingale Gardens

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

For illustrative purposes only. Not to scale. ID1077745  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision





This well presented detached bungalow is located in a small and neighbourly Cul de Sac of similar properties just a short, level distance from the town centre with its variety of shops and facilities and excellent public transport links. Offered for sale with no onward chain, the deceptively spacious, well balanced and attractively presented accommodation briefly comprises; Entrance Hall, modern Kitchen with built in oven and hob, Living Room, Bedroom 1, Bedroom2/Dining Room and Bathroom. Outside, the front gardens are open plan and laid to gravel for ease of maintenance with a long driveway providing ample parking and leading to the front door and detached Garage. The glorious rear gardens are fully enclosed and attractively landscaped to enjoy the privacy and West facing aspect.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed door. Airing cupboard. Loft access with fitted ladders. Doors to Kitchen, Sitting Room, Bedroom 1, Bedroom 2/Dining Room and Bathroom.

### Kitchen

10' 1" x 7' 10" (3.07m x 2.39m)

Fitted with a modern range of wall and base units with roll edge work surfaces over. Inset sink and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Spaces for dishwasher, washing machine and upright fridge/freezer. A bright and airy dual aspect with UPVC double glazed windows to front and side. Vinyl floor covering.

### Sitting Room

18' 2" x 11' 0" (5.54m x 3.35m)

Feature stone fireplace with coal effect electric fire. Radiator. Attractive UPVC double glazed bay window with hardwood sill to front aspect.

### Bedroom 1

12' 5" x 9' 11" (3.78m x 3.02m)

Radiator. UPVC double glazed window to rear overlooking the delightful Gardens.

### Dining Room/Bedroom 2

10' 0" x 9' 0" (3.05m x 2.74m)

Radiator. UPVC double sliding patio door opening on to Rear Garden. Externally fitted sun awning.

### Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, vanity unit with inset basin and low level W.C.. Radiator, vinyl flooring and UPVC double glazed window to side.

### Front Garden

Open plan and laid to gravel with central specimen miniature tree. Long drive way to front door and Garage. Outside tap.

### Garage

Up and over door to front. Power connected.

### Rear Garden

### Rear Garden

