

£324,950  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



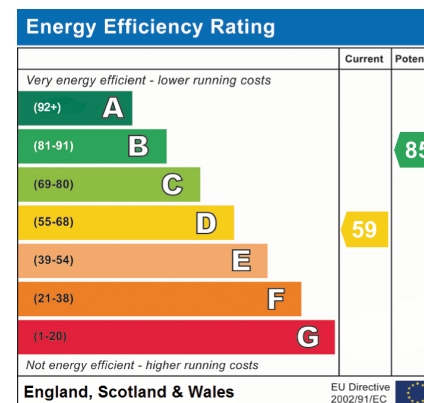


### Features

- No Onward Chain
- Well Presented Semi Detached Bungalow
- Favoured Mizzymead Rise Location
- Close Proximity To Town Centre & Public Transport Links
- Entrance Porch & Entrance Hall
- Sitting Room
- Kitchen Plus Utility Area in Extended Garage
- 2 Double Bedrooms
- Shower Room & Conservatory
- West Facing Rear Garden

### Summary of Property

Offered for sale with no onward chain, this delightful bungalow is located just a short, level distance from the town centre with it's shops, amenities and public transport links. Enjoying a favoured spot on this quiet, sought after road, the well maintained bungalow briefly comprises; Entrance Porch, Sitting Room, Kitchen, Two Bedrooms, Conservatory and Shower Room. The extended Garage, as well as providing space for a car, also offers a useful Utility Area. Outside there are well maintained gardens to the front and rear, the latter enjoying privacy and a Westerly aspect.



## Room Descriptions

### Entrance Porch

Entered via UPVC double glazed with matching panel to side. Tiled floor and multi pane glazed door to Sitting Room.

### Sitting Room

18' 6" x 12' 11" (5.64m x 3.94m)

Feature stone fireplace with gas fire and back boiler. Built in storage cupboard. Radiator and UPVC double glazed window to front. Doors to; Kitchen, Bedrooms & Shower Room.

### Kitchen

11' 3" x 7' 6" (3.43m x 2.29m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven, gas hob and extractor.

Spaces for under counter fridge and dishwasher. Larder cupboard, radiator and vinyl flooring. UPVC double glazed window to front. Door to Garage and Utility Area.

### Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m)

A range of fitted wardrobes. Radiator and UPVC double glazed window to rear.

### Bedroom 2/Dining Room

10' 11" x 10' 4" (3.33m x 3.15m)

Radiator. UPVC double glazed French doors to Conservatory.

### Conservatory

9' 4" x 9' 1" (2.84m x 2.77m)

Of UPVC double glazed construction, this room makes a charming addition to the property. Two wall

lights and tiled floor. French doors opening on to the Garden.

### Shower Room

5' 10" x 5' 5" (1.78m x 1.65m)

Fully tiled and fitted with a white suite comprising; shower cubicle with electric shower, pedestal wash basin and low level W.C. Chrome heated towel rail, vinyl flooring and UPVC double glazed window to side.

### Front Garden

Predominantly laid to lawn with well stocked borders. Tarmac driveway leading to Garage.

### Garage & Utility Area

32' 0" x 8' 0" (9.75m x 2.44m)

Up and over door to the front with power connected. The extended section of the garage has a polycarbonate roof and UPVC double glazed window and door to the Rear Garden. Work surface with space and plumbing for washing machine and tumble dryer.

### Rear Garden

Fully enclosed by timber panel fencing, this delightful Westerly aspect garden is predominantly laid to a paved patio, lawn and a further area laid to gravel and floral bed.

### Tenure & Floor Plan

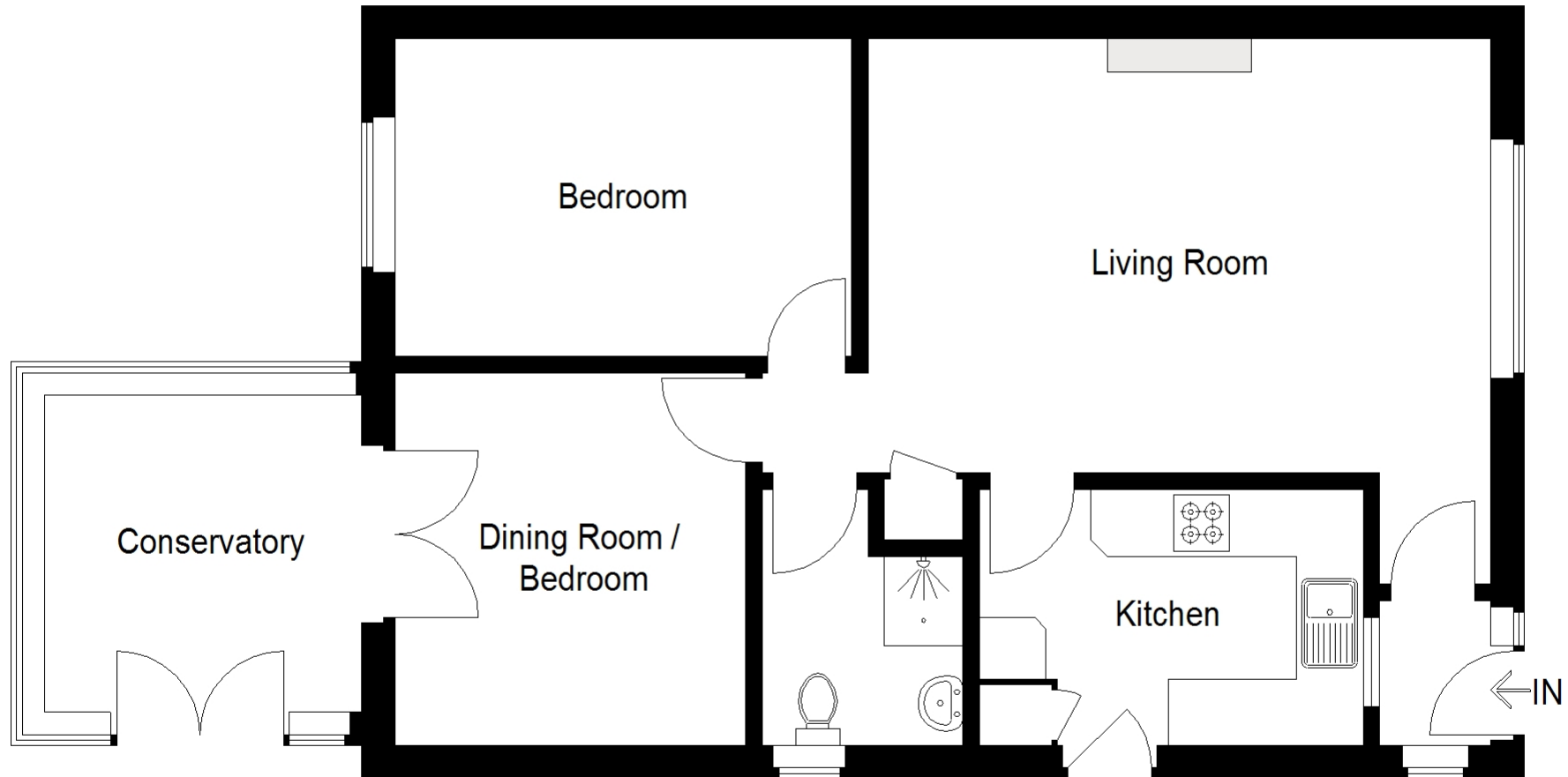
Tenure - Freehold

Council Tax Band -



## 65 Mizzymead Rise

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



For illustrative purposes only. Not to scale. ID1070063

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