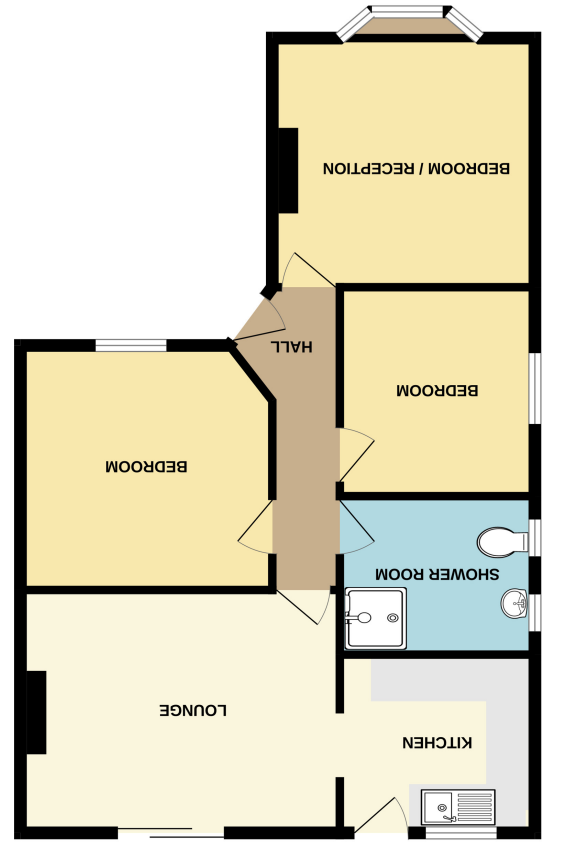


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	89
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 716 sq. ft. (66.5 sq. m.) approx.
Made with Metreplan 2024





BRIEF DESCRIPTION

*** NO ONWARD CHAIN ***

Elliott and Smith invite you to view this CHARMING 2/3 BED, SEMI-DETACHED BUNGALOW boasting BEAUTIFUL WEST-FACING GARDEN, MODERN SHOWER ROOM, DRIVEWAY, CARPORT & ATTRACTIVE FRONT GARDEN, offered with NO ONWARD CHAIN. POTENTIAL TO EXTEND STPP. A beautiful and spacious home situated minutes from the High Street and Train Station, with local shops just yards away. Walking distance to excellent schools.

This light and bright fabulous property, which is immaculately presented, will be snapped up so do not delay in contacting us to arrange your viewing.



PROPERTY FRONTAGE

Attractive and welcoming property with paved driveway leading to carport. Gated rear access; Colourful plants and shrubs; Lawn; Path to front door.

HALLWAY

14' 7" x 5' 3" (4.45m x 1.60m) tapers to 2' 9"

LIVING ROOM

14' 6" x 10' 9" (4.42m x 3.28m) An inviting, light and bright living room filled with an abundance of natural light benefiting from double-glazed glass siding door leading to rear garden. Feature fireplace with ornate solid timber surround; Carpeted flooring; Ceiling light fittings; Radiator.



KITCHEN

9' 1" x 8' 2" (2.77m x 2.49m) Immaculate kitchen with ample wall and base units. Space for: Fridge/Freezer; Washing Machine; Cooker. Extractor fan; One and a half bowl sink; Mixer tap; Tiled flooring; Tiled splash backs; Ceiling light fittings. Double glazed door to rear garden.

SHOWER ROOM

8' 7" x 6' 9" (2.62m x 2.06m) Spacious and modern shower room comprising of: Shower with glass sliding door; Electric wall-mounted shower; Pedestal basin; WC; Fitted wall and base storage units; Worktop; Wall-hung mirror; Fully tiled walls; Extractor fan; Ceiling light fittings; Wall-mounted towel radiator.

DINING/BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m) Whether you require a third bedroom, a second living area, or a formal dining room, this lovely and spacious room will suit your requirements. Light and bright, front facing room with: Large bay window; Carpeted flooring, Ceiling light fittings; Radiator.

BEDROOM

11' 4" x 10' 10" (3.45m x 3.30m) Spacious double bedroom with: Fully-fitted wardrobes; Bedside cabinet; Wall-mounted units; Dresser; Drawers; Carpeted flooring; Ceiling light fittings; Radiator.

BEDROOM

9' 6" x 8' 9" (2.90m x 2.67m) Fitted units to include: Wall-mounted units and display cabinets; Matching shelves; Corner desk; Multiple drawers. Carpeted flooring; Ceiling light fittings; Radiator.

WEST FACING REAR GARDEN

Beautiful West facing rear garden with colourful plants, shrubs and trees. Paved patio; Path leading to rear paved patio area.

