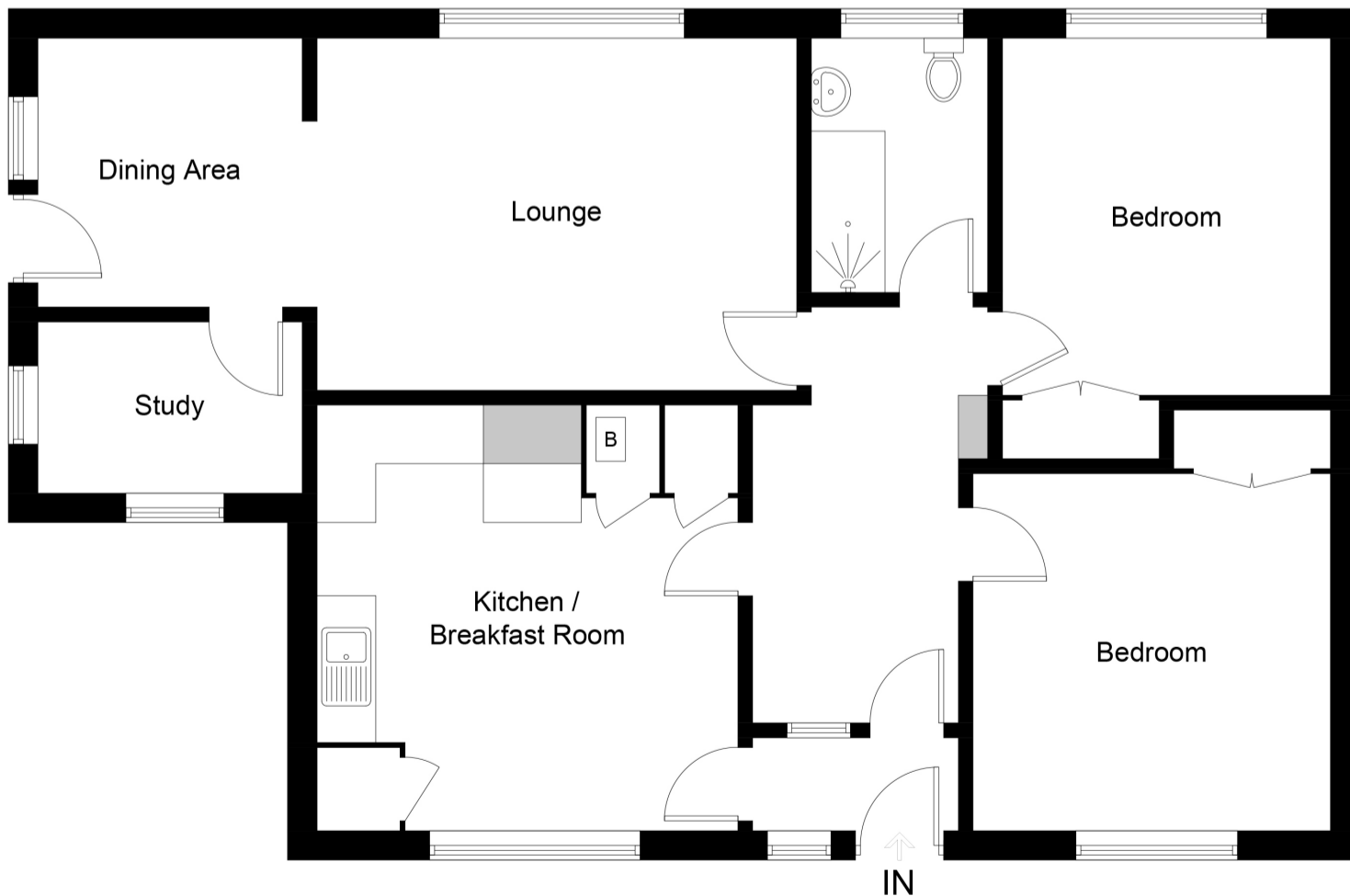




83 Station Road

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1039648
 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



Located on this sought after section of Station Road consisting of high value and individual housing stock, this detached bungalow is conveniently placed for the town centre, various amenities and public transport routes. Offered for sale with no onward chain, this unique and deceptively spacious property would benefit from some cosmetic updating and briefly comprises; Entrance Porch, Reception Hall, Kitchen/Breakfast Room, Sitting Room, Garden Room and Study, two double Bedrooms and Shower Room. The property is approached via wooden five bar gate with pedestrian gate to side, a block paved driveway leads to the Garage with a workshop within. There are glorious and evidently much loved, well tended gardens to all sides.



ROOM DESCRIPTIONS

Entrance Porch

Entered via hardwood door with matching glazed side panel. Tiled floor. Glazed door ahead to Reception Hall, door to side to Kitchen/Breakfast Room.

Reception Hall

Loft access with ladders. Original solid wood block flooring. Radiator. Doors to; Kitchen/Breakfast Room, Sitting Room, Bedrooms and Shower Room.

Kitchen/Breakfast Room

13' 11" x 13' 10" (4.24m x 4.22m)

Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer and tiled splash backs. Larder cupboard, airing cupboard housing immersion tank and further cupboard housing 'Vaillant' combi boiler. Radiator and tiled floor. Dual aspect with UPVC double glazed windows to front and side. Door to Entrance Porch.

Extended Living/Dining Room

Living Area

15' 1" x 11' 10" (4.60m x 3.61m)

Feature stone fire place with wooden mantel and electric fire. Radiator. UPVC double glazed picture window to rear. Opening to Garden Room.

Dining Area

8' 11" x 8' 10" (2.72m x 2.69m)

Vaulted ceiling. Radiator. UPVC double window and door to side. Door to Study.

Study

8' 7" x 5' 1" (2.62m x 1.55m)

Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m)

Built in double wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

11' 11" x 10' 11" (3.63m x 3.33m)

Built in double wardrobe. Radiator. Wash hand basin. UPVC double glazed window to rear.

Shower Room

8' 8" x 5' 9" (2.64m x 1.75m)

Fully tiled and fitted with a white suite comprising; large walk in shower with thermostatic shower, pedestal wash hand basin and low level W.C.. Heated towel rail and vinyl flooring. UPVC double glazed window to side.

Front Garden

Entered via wooden five bar gate with smaller pedestrian gate. Fully enclosed by stone wall, timber panel fencing and natural hedging. Block paved driveway to Garage and path to front of property. Predominantly laid to lawn with mature borders. Gate to side Garden.

Garage

Electric up and over to front. Block built work room within. Power connected.

Side & Rear Gardens

Enclosed by timber panel fencing and natural hedging. This delightful wrap around mature garden has obviously been much loved and well tended. Predominantly laid to lawn with a patio and pathway which meanders through, a variety of mature plants, two mature apple trees, a fig tree and bespoke shed. Feature stone steps to the Garden Room. The garden further extends to the rear.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

