



Squires Close, Somersham PE28 3HT

Guide Price £265,000

- Two Double Bedrooms
- Extended Accommodation
- Garaging And Private Driveway
- Established Link Detached Bungalow For Re-Furbishment
- Desirable And Popular Village Location

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UPVC Double Glazed Front Door To

Entrance Hall

8' 11" x 4' 2" (2.72m x 1.27m)

Coving to ceiling, double panel radiator.

Walk In Utilities Cupboard/Store

7' 7" x 3' 7" (2.31m x 1.09m)

UPVC window to front aspect, wall mounted gas fired central heating boiler serving hot water system and radiators.

Kitchen/Breakfast Room

16' 10" x 12' 0" (5.13m x 3.66m)

Fitted in a range of Retro base and wall mounted cabinets with complementing work surfaces and tiling, central peninsular work surface/breakfast bar, electric and gas cooker points, single drainer double bowl stainless steel sink unit with mixer tap, UPVC window to garden aspect, wall light points, glazed internal door accesses

Inner Hall

Single panel radiator, access to insulated loft space, central heating thermostat, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

13' 4" x 10' 2" (4.06m x 3.10m)

UPVC window to front aspect, radiator.

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)

UPVC window to rear aspect, radiator, double wardrobe with hanging and storage with storage above.

Family Bathroom

8' 0" x 6' 3" (2.44m x 1.91m)

UPVC window to side aspect, fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, panel bath, floor draining shower enclosure with independent shower unit fitted over, ceramic tiling, double panel radiator.

Sitting Room

16' 8" x 12' 9" (5.08m x 3.89m)

UPVC window to front aspect, TV point, telephone point, wall light points, central York Stone feature fireplace with inset gas fire, coving to ceiling.

Conservatory

9' 9" x 9' 8" (2.97m x 2.95m)

Of UPVC double glazed construction with French doors to garden aspect and glazed door to garden terrace, double polycarbonate roofing, wall light points, glazed internal door to

Oversized Garage

20' 10" x 9' 8" (6.35m x 2.95m)

Window to rear aspect, up and over door, power and lighting.

Outside

The bungalow is positioned at the end of a pleasant cul de sac. The front garden is currently unprepared and laid to lawn with a selection of ornamental shrubs. The driveway gives provision for two large vehicles accessing the **Garage** as described. The rear garden is primarily lawned with a paved terrace, a selection of ornamental shrubs and trees enclosed by a combination of panel fencing and offers a reasonable degree of privacy.

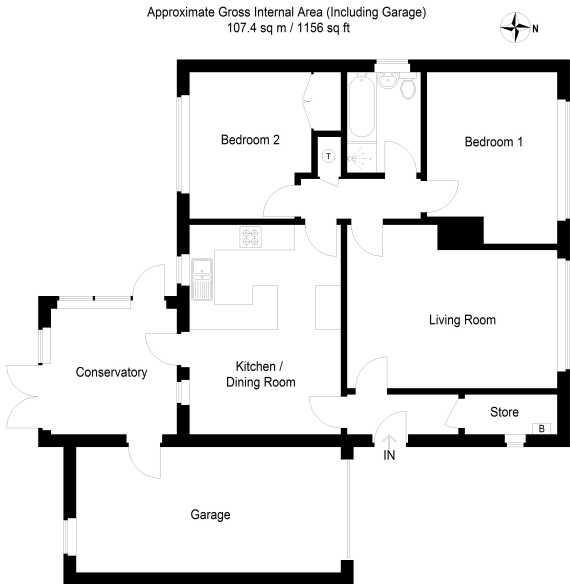
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Tenure

Freehold

Council Tax Band - C



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1223949)
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