





PROPERTY DESCRIPTION

A good sized two bedroom, detached bungalow situated in this sought after location in Little Common. Being only a short distance away from Little Common Village, this fine property also benefits from a good sized lawn rear garden, parquet flooring throughout, ample off road parking with additional integral garage, gas boiler and radiators, double glazed windows. To be sold with no onward chain. EPC - Awaited

FEATURES

- 2 Bedroom Detached Bungalow
- Good Sized Lawned Rear Garden
- Sought After Little Common Location
- Large Living Room/Dining Room
- Walking Distance To Local Amenities
- Off Road Parking For Several Vehicles
- Parquet Flooring Throughout
- No Onward Chain
- Vacant Possession
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Covered entrance porch with frosted glass double glazed front door with frosted glass sides screen leading to entrance hall, door to airing cupboard with shelving, hatch to loft space, parquet flooring, radiator.

Living Room/Dining Room

23' 7" max x 16' 8" max (7.19m x 5.08m) A dual aspect room with double glazed windows overlooking the side and rear of the property, feature fireplace, TV point, two radiators, serving hatch, double glazed sliding patio door leading to conservatory, parquet flooring.

Conservatory

24' 9" x 8' 1" (7.54m x 2.46m) With double glazed windows overlooking the rear garden, brick base with radiator and light, door to integral garage.

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m) With single bowl stainless steel sink unit with with cupboard under, further range of working surfaces with matching wall mounted cupboards, part tiling to walls, wall mounted Worcester gas boiler. space for under counter dishwasher and washing machine, space for gas cooker and freestanding fridge freezer, radiator, shelved cupboard, double glazed window and double glazed door giving access to side of property.

Bedroom 1

13' 11" x 9' 11" (4.24m x 3.02m) A dual aspect room with double glazed windows overlooking the front and side of the property, radiator, two built in double wardrobes, parquet flooring.

Bedroom 2

13' 3" x 8' 11" (4.04m x 2.72m) A dual aspect room with double glazed windows having an outlook over the front and side of the property, radiator, TV point, parquet flooring.

Bathroom

9' 7" x 8' 3" (2.92m x 2.51m) With shower cubicle with glass screen, Mira electric shower, additional three piece coloured suite comprising; panelled bath, pedestal wash hand basin, low level WC, frosted glass double glazed windows, tiled floor, tiling to wall, radiator.

Outside

To the rear of the property is a good sized garden, mainly laid to lawn, screened by fencing with some mature flower and shrub borders, additional patio area with timber shed, access down both sides of the property leading to front via a gate.

The front garden, a good size being mainly laid to lawn with some flower and shrub borders. There is also a good size brick paved driveway giving space for several cars leading up to an integral Garage.

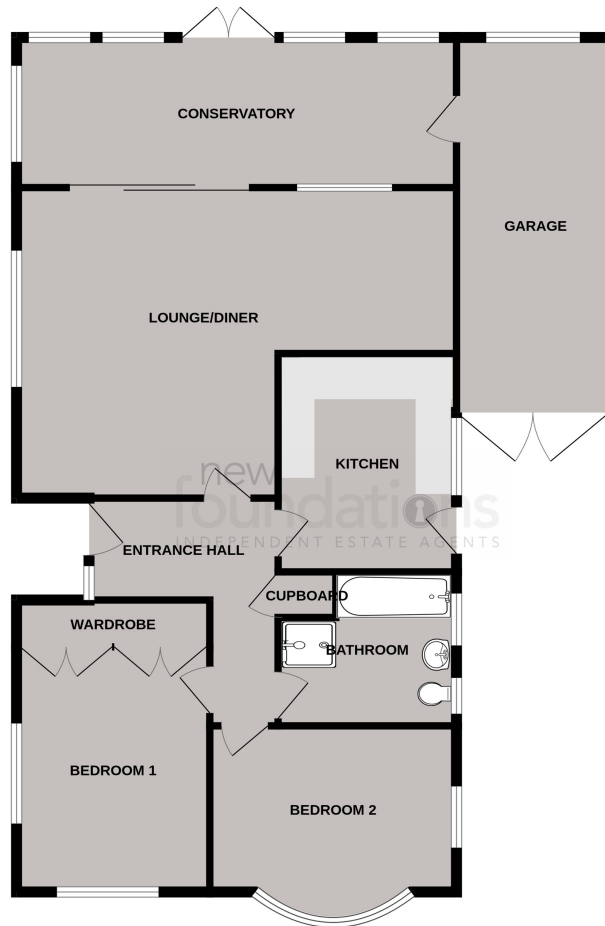
Garage

20' 2" x 8' 6" (6.15m x 2.59m) With wooden barn doors, frosted glass double glazed window, power and light, courtesy door to conservatory.



FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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