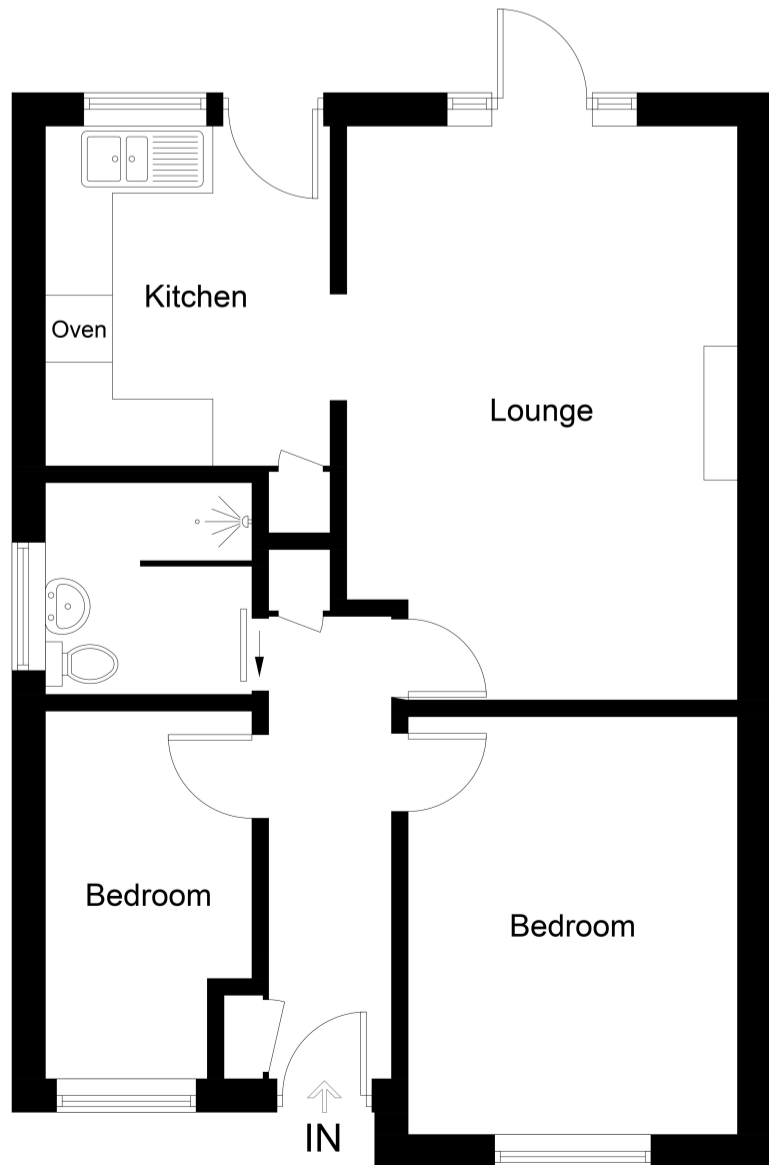




23 Chancel Close

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



For illustrative purposes only. Not to scale. ID1077743
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Offered for sale with no onward chain, this immaculately presented bungalow is sure to create a lot of interest. Enjoying a level location in this favoured area, within close proximity of local shops and amenities of Old Church, public transport links and activities at The Tithe barn, the smart, well balanced accommodation briefly comprises; Entrance Hall, two double Bedrooms, stylish Shower Room, Living Room and modern Kitchen. Outside, there are fabulous, low maintenance Gardens to the rear, a long gated driveway offering secure parking for a caravan etc as well as other vehicles and front garden which is laid to gravel.



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite double glazed door. Two useful storage cupboards. Loft access with ladders. Radiator. Doors to; Bedrooms, Shower Room and Living Room.

Bedroom 1

12' 3" x 9' 7" (3.73m x 2.92m)

Radiator. UPVC double glazed window to front.

Bedroom 2

10' 3" x 6' 4" (3.12m x 1.93m)

Radiator. UPVC double glazed window to front.

Shower Room

Tile boarded walls and fitted with a white suite comprising; large walk in shower unit with thermostatically controlled shower, pedestal wash hand basin and low level W.C. Heated towel rail, non slip flooring and extractor. UPVC double glazed window to side.

Living Room

16' 11" x 11' 5" (5.16m x 3.48m)

Feature fire place with living flame, coal effect gas fire inset. Radiator, carpeted flooring to Lounge area and quality vinyl tile flooring. UPVC double glazed door with full height windows to each side opening on to rear garden.

Kitchen

9' 11" x 8' 4" (3.02m x 2.54m)

Fitted with a range of modern wall and base units with complimentary square edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and white splash backs. Built in eye level electric double oven, electric hob extractor. Spaces for washing machine and fridge/freezer. Larder cupboard, radiator and quality vinyl tiled floor. UPVC double glazed window and door to rear.

Front Garden

Laid to chippings and pathways with ramp to front door. Long driveway to Garage.

Detached Garage

Electric roller door to front and UPVC double glazed pedestrian door to rear. Power connected.

Rear Garden

Fully enclosed by timber panel fencing, this delightful low maintenance garden is predominantly laid to patio with well stocked, mature borders, an area of lawn and an area laid to gravel. Filigree iron gate opening on to the driveway and further double wooden gates across the drive. Outside tap and greenhouse.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band - C

