



Rodney Road, Hartford PE29 1RZ

- ## Guide Price £290,000
- Individual Bungalow
  - Two Bedrooms
  - Generous 25' Sitting Room
  - Private Rear Garden
  - Garaging And Driveway
  - Ever Popular Location
  - No Chain Is Being Offered



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



UPVC Double Glazed Front Door To

Entrance Porch

4' 10" x 3' 4" (1.47m x 1.02m)

Internal glazed door to

Reception Hall

22' 4" x 5' 7" (6.81m x 1.70m)

Double panel radiator, coats hanging area, inner door to

Bedroom 1

13' 1" x 10' 6" (3.99m x 3.20m)

UPVC window to side aspect, double panel radiator.

Bedroom 2

12' 8" x 11' 11" (3.86m x 3.63m)

Double panel radiator, UPVC box bay window to front aspect.

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m)

A double aspect room with UPVC windows to two rear aspects and UPVC door to rear, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and hob with suspended stainless steel extractor fitted above, single drainer stainless steel sink unit with mono bloc mixer tap, appliance spaces, double panel radiator, walk-in pantry housing gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring.

Family Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, extensive tiling, UPVC window to rear aspect, ceramic tiled flooring, double panel radiator.

Sitting Room

24' 11" x 11' 11" (7.59m x 3.63m)

Incorporating **Dining Area** A light double aspect room with UPVC box bay window to front aspect and glazed door to garden terrace to the rear, two double panel radiators, TV point, telephone point, central tiled fireplace with display sill.

Outside

The bungalows occupies a pleasant elevated position with an extensive gravelled frontage enclosed by low retaining brick wall. There is parking provision for one vehicle accessing the **Single Garage** with up and over door, gated access to the rear. The rear garden is pleasantly arranged with a raised paved terrace, areas of lawn, timber shed, paved seating area, outside tap, the garden is enclosed by panel fencing offering a good degree pf privacy.

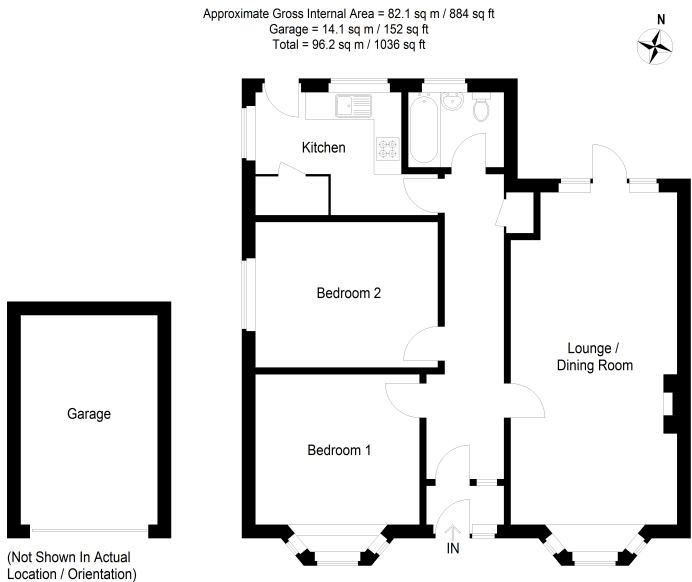
Buyers Information

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Tenure

Freehold

Council Tax Band - D



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1185621)  
Housepix Ltd



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St Ives

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St Ives

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