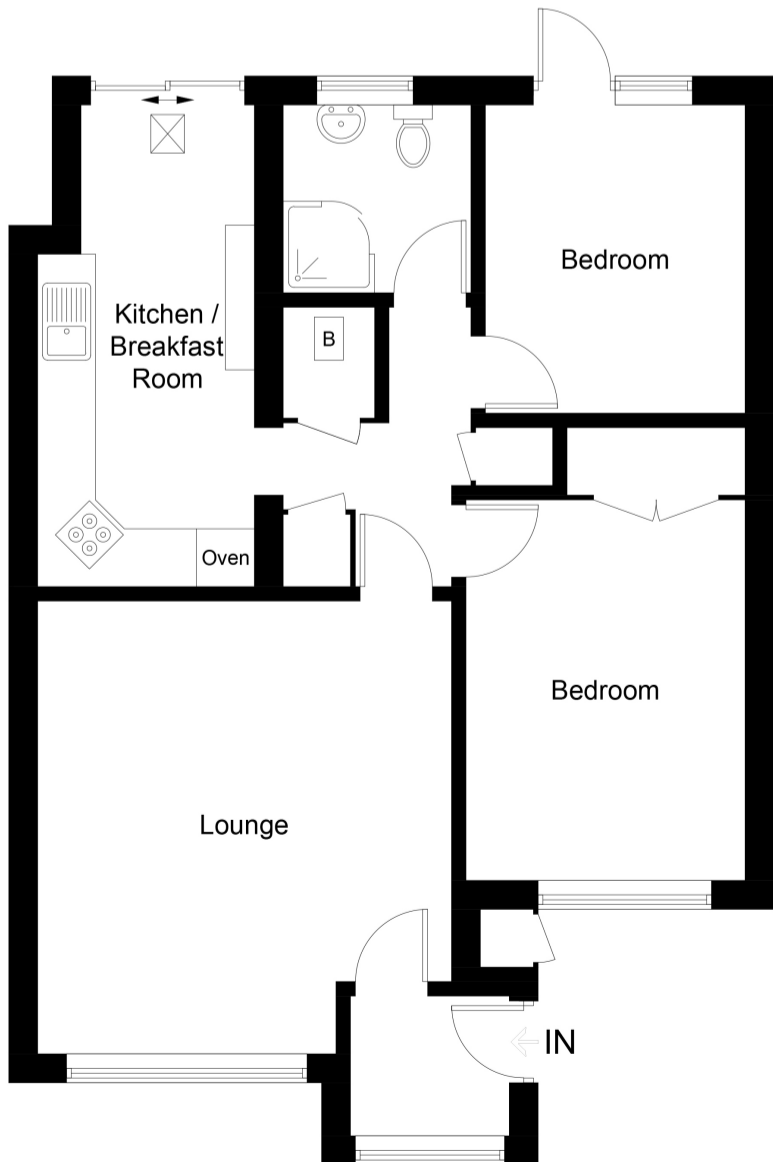




### 7 Amberley Gardens

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft  
 (Excluding External Cupboard)



For illustrative purposes only. Not to scale. ID1060809  
 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+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Offered for sale with no onward chain this well presented bungalow enjoys a quiet traffic position and faces on to an open grassed area. Centrally located, the delightful accommodation briefly comprises; Entrance Hall, Sitting Room, Inner Hall, Kitchen with integrated appliances, two Double Bedrooms and a fully tiled Shower Room. Outside, there are landscaped, low maintenance gardens, Garage with electric door and parking.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via UPVC double glazed door with obscured glass to the front, multi pane door to Sitting Room.

### Sitting Room

15' 4" x 13' 10" (4.67m x 4.22m)

Radiator. UPVC double glazed window to front. Door to Inner Hall.

### Inner Hall

Three storage cupboards, one housing Worcester Combi boiler, the others providing ample storage space. Doors to Bedrooms and Shower Room.

### Kitchen/Breakfast Room

16' 4" x 7' 10" (4.98m x 2.39m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in eye level electric double oven, electric hob and extractor. Integral fridge, freezer and washing machine. Tile effect laminate flooring. Light and airy breakfast area with skylight and UPVC double glazed sliding patio doors to rear garden.

### Bedroom 1

10' 10" x 7' 10" (3.30m x 2.39m)

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

### Bedroom 2

10' 10" x 8' 10" (3.30m x 2.69m)

Radiator. Full height UPVC window and door to rear garden.

### Shower Room

Fully tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower, a range of vanity units with inset basin and low level W.C. Shaver point, heated towel rail and vinyl flooring. UPVC double glazed window to rear.

### Front Garden

Laid to South Cerney stone with paved pathway to front door.

### Rear Garden

Attractively hard landscaped for ease of maintenance, the fully enclosed garden is predominately laid to patio with well stocked beds set in South Cerney stone. Two timber sheds and outside electrical sockets. Gate to rear and parking space.

### Garage

Electric door to front with pedestrian door to rear. Power connected.

### Tenure & Council Tax Band

Tenure: Freehold  
Council Tax Band: C

