



LAWRENCE ROONEY
ESTATE AGENTS

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Semi-detached true bungalow standing on a generous corner plot offered for sale with NO CHAIN DELAY. Requiring modernisation this extended bungalow offers superb potential and enjoys a sought after village location. The accommodation comprises : entrance hallway, rear lounge with seating area extension, fitted kitchen, utility room, two double bedrooms, single bedroom or study and bathroom. Outside there are garden areas to three elevations, detached garage and a driveway. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised to fully appreciate.

£175,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External side door and built in storage cupboard.

Rear Lounge

3.37m x 5.28m (11' 1" x 17' 4")

Spacious reception room with a rear extension, gas fire within a surround, radiator and wall light points.

Sitting Area

3.0m x 1.9m (9' 10" x 6' 3")

Rear sitting area having sliding patio doors out onto the rear garden.

Kitchen

3.0m x 2.1m (9' 10" x 6' 11")

Fitted with a range of units, work surfaces to complement, inset sink/drain, gas hob, built in oven, radiator, rear window, wall mounted boiler and space for appliances. Door to:

Utility Room

3.0m x 1.9m (9' 10" x 6' 3")

External rear door, space for laundry appliances and double-glazed windows.

Bedroom One

3.33m x 4.0m (10' 11" x 13' 1")

Double-glazed front window and radiator.

Bedroom Two

Double-glazed front window, radiator and built in wardrobes with mirrored sliding doors.

Bedroom/Study

2.24m x 1.9m (7' 4" x 6' 3")

Double-glazed side window, radiator and built in storage.

Bathroom

Three piece suite comprises: panelled bath, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, radiator and airing cupboard.


Garage

Detached single garage.

Gardens

Garden areas to three elevations, the front is laid to lawn with shrubbery, lawn extends round to the side having a pathway to the front door. The rear is enclosed with timber panel fencing and a driveway for off road parking.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |





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