

FOR
SALE



PROPERTY SUMMARY

Two bedroom semi detached bungalow comprising entrance hall, bathroom, two bedrooms, lounge/diner, kitchen, ENCLOSED REAR GARDEN, single GARAGE and OFF ROAD PARKING. Viewing highly recommended. NO ONGOING CHAIN.

POINTS OF INTEREST

- Two bedroom semi detached bungalow
- Quiet cul de sac location
- Lounge/diner
- Enclosed rear garden
- No ongoing chain/ EPC - D, Council tax band - C
- Garage/ off road parking



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door into the entrance hall finished with textured papered ceiling, centre pendant light, access to loft housing gas combination boiler and partially boarded, smoke alarm, textured papered walls, radiator, skirting and fitted carpet. Two separate storage cupboards. Door leading to kitchen, lounge, two bedrooms and family bathroom.

Kitchen

2.9m x 3.15m (9' 6" x 10' 4") Textured ceiling, centre strip light, smoke alarm, emulsioned walls with tiling to splash back areas, radiator, two PVCu double glazed windows overlooking the rear of the property, skirting and tiled flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Electric oven with four ring electric hob. One and a half ceramic sink. Space for freestanding washing machine and freestanding fridge/freezer.

Lounge

3.54m x 5.14m (11' 7" x 16' 10") Textured and coved ceiling, centre pendant light, papered walls, feature chimney breast with a gas fire, marble hearth and wooden surround, large PVCu double glazed sliding door leading out to the rear garden, radiator, skirting and fitted carpet.

Family Bathroom

1.78m x 1.78m (5' 10" x 5' 10") Textured and coved ceiling, centre light, tiled walls, wall mounted extractor fan, wall mounted light, mirror, frosted PVCu double glazed window overlooking the side of the property, radiator, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with overhead electric shower and folding glass screen.

Bedroom 1

3.67m x 8.81m (12' 0" x 28' 11") Measurements to the face of the wardrobes. Textured ceiling, pendant light, papered walls, fitted wardrobes with two mirrored doors, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

Bedroom 2

2.73m x 3.16m (8' 11" x 10' 4") Textured papered and coved ceiling, centre pendant light, papered walls, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet.

Outside

Enclosed rear garden with an area laid to patio idea for garden furniture and an area laid to lawn with concrete path. Areas laid to decorative stone, planting and raised beds. Small storage space behind the garage. Outside tap and outside power socket.

Off road parking to the front of the property for two vehicles leading to garage. Area laid to lawn with plants and shrubs. Side gated access to the rear garden.

Garage

Traditional up and over door.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





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