



Rosemary Gardens, Dogsthorpe PE1 3XZ

£250,000



*** NO ONWARD CHAIN *** " Located in a cul de sac location, this spacious 2 bedroom detached bungalow benefits from no onward chain. Featuring a garage, entrance hall, living room, conservatory, kitchen, 2 double bedrooms and shower room. Viewings are essential to appreciate how you could make this space your own! Council Tax Band - C / EPC Energy Rating -D".

ENTRANCE

10' 0" (max) (3.05m) 4' 0" (min) x 14' 3" (max) (1.22m x 4.34m) 6' 3" (min) (1.91m) (approx) Door to front, radiator and window to side.

KITCHEN / DINER

12' 6" (to pantry) x 10' 0" (3.81m x 3.05m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, space for washing machine, space for fridge and freezer, radiator and pantry with window to side. Wall mounted boiler and window to rear.

LIVING ROOM

11' 4" (min) (3.45m) 11' 9" (max) x 19' 0" (3.58m x 5.79m) (approx) Two radiators, windows to front and rear. Door to:

CONSERVATORY

8' 0" x 13' 9" (2.44m x 4.19m) (approx) Door to side, window to rear and sides.

BEDROOM ONE

11' 2" x 11' 8" (3.40m x 3.56m) (approx) Built in wardrobe, radiator and window to front.

BEDROOM TWO

11' 3" x 10' 4" (3.43m x 3.15m) (approx) Radiator and window to side.

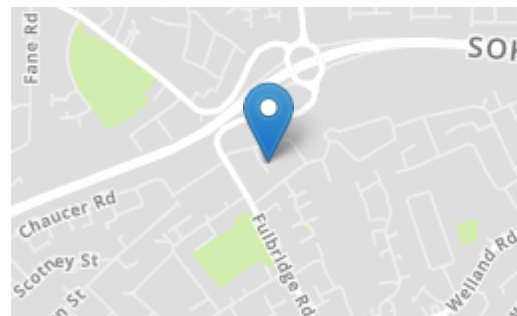
SHOWER ROOM

7' 3" x 6' 4" (2.21m x 1.93m) (approx) Fitted with a low level W/C, wash hand basin and shower cubicle. Cupboard. Two windows to side.

GARAGE

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

