



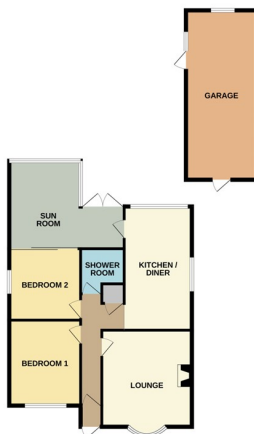
Rosedale
PROPERTY AGENTS

'Making your move easier'



7 Granville Avenue, NORTHBOROUGH, Cambridgeshire PE6 9DB

£300,000



***** DETACHED MODERNISED BUNGALOW ***** This well presented detached bungalow is situated within the highly desirable village of Northborough. The accommodation briefly comprises an entrance porch, welcoming hallway, bay-fronted lounge with log burner, two well proportioned double bedrooms, a modern kitchen / diner, refitted shower room and a spacious sun room. Externally, the property occupies a generous plot and further benefits from an oversized single garage and ample off road parking. EPC Energy Rating E / Council Tax Band C.

UPVC FRONT DOOR INTO PORCH

ENTRANCE HALL

Loft access, storage cupboard and radiator.

BEDROOM ONE

3.64m x 3.03m (11' 11" x 9' 11") (Approx) UPVC window to the front, coving to the ceiling and radiator.

BEDROOM TWO

3.04m x 3.04m (10' 0" x 10' 0") (Approx) UPVC window to the side, radiator and UPVC sliding doors to sun room.

SHOWER ROOM

Fitted with a three piece suite comprising oversized shower cubicle with rainfall shower head, pedestal wash hand basin and low level WC. Heated towel rail, tiling to the floor and to two walls.

LOUNGE

3.95m not including bay window x 3.64m (13' 0" x 11' 11") (Approx) UPVC bay window to the front, coving to the ceiling, modern vertical radiator and log burner with surround.

KITCHEN / DINER

5.26m x 2.88m (17' 3" x 9' 5") (Approx) Fitted with a range of eye level and base units with worktops over, stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for washing machine and fridge/freezer. Oven with hob and extractor fan over. Part coving to the ceiling, modern vertical radiator. UPVC windows to the side and to the rear.

SUN ROOM

5.08m max x 3.74m max (16' 8" x 12' 3") , 3.26m min x 1.80m min (10' 8" x 5' 11") (Approx) Brick and UPVC construction with warm roof. UPVC French doors to the garden, UPVC windows to the side and rear.

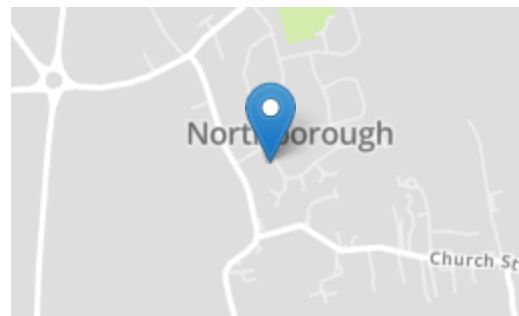
OUTSIDE

To the front of the property, there is block paving providing access to the porch and continuing through to the rear garden. An extensive gravelled area offers ample off road parking, complemented by a lawned frontage with mature shrubbery and planted borders. Low-level fencing runs to one side, adding definition to the space.

To the rear is a generous garden predominantly laid to lawn, with a pathway leading to the garage and the far end of the plot. Gravelled seating areas are positioned to both the front and rear of the garden, alongside a useful storage shed and a greenhouse. The garden is further enhanced by raised flower beds, mature shrubs, established planting and trees, with gated access leading back to the front of the property

AGENT NOTE

The floor plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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

