

## **Station Road**

Great Billing Village NN3 9DS

Guide Price £350,000

This rarely available extended mature two double bedroom detached bungalow occupies a substantial plot approaching one quarter of an acre. Situated in sought after Great Billing village, the property is offered to the market with no onward chain.

Accommodation comprises entrance hall, sitting room, dining room, kitchen, three double bedrooms and a shower room. Outside to the front is a large gravelled driveway providing ample off road parking for several vehicles which leads to an oversized garage with store/utility room. To the rear is a well stocked rear garden including large vegetable patch. Further benefits include gas radiator heating and uPVC double glazing. (B/1104/XL)

- Extended two double bedroom detached bungalow
- · Plot approaching one quarter of an acre
- Three reception rooms
- Well stocked rear garden
- · Ample off road parking and oversized garage
- No onward chain







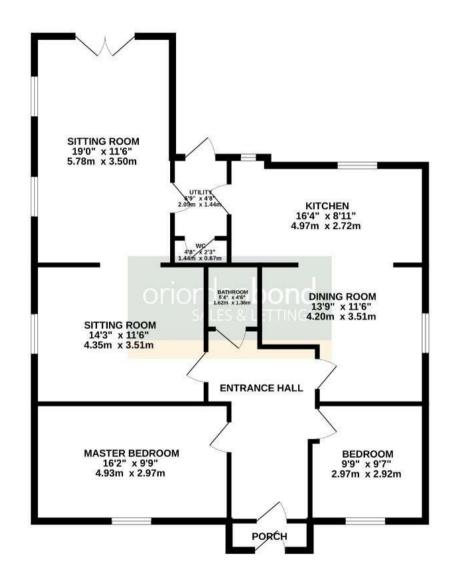








#### GROUND FLOOR 1104 sq.ft. (102.5 sq.m.) approx.



#### TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan consumed here, measurements of doors, westow, rooms and any other ferms are approximate and no responsibility is latter for any error, or the contract of the second second





#### **Additional information**

- · Council Tax Band: D
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

# O'Riordan Bond Weston Favell Sales 01604 784007

westonfavell@oriordanbond.co.uk



