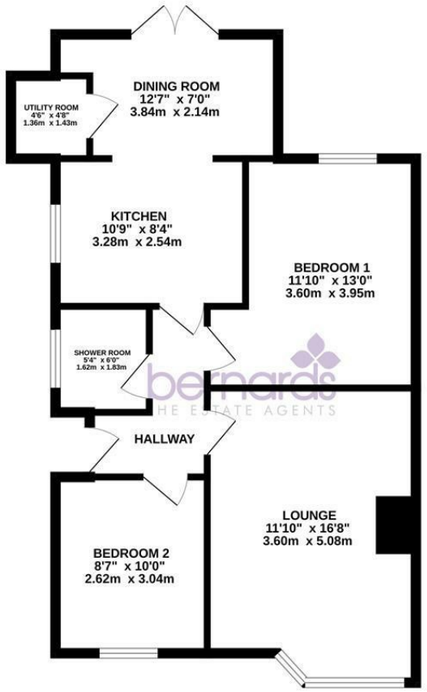
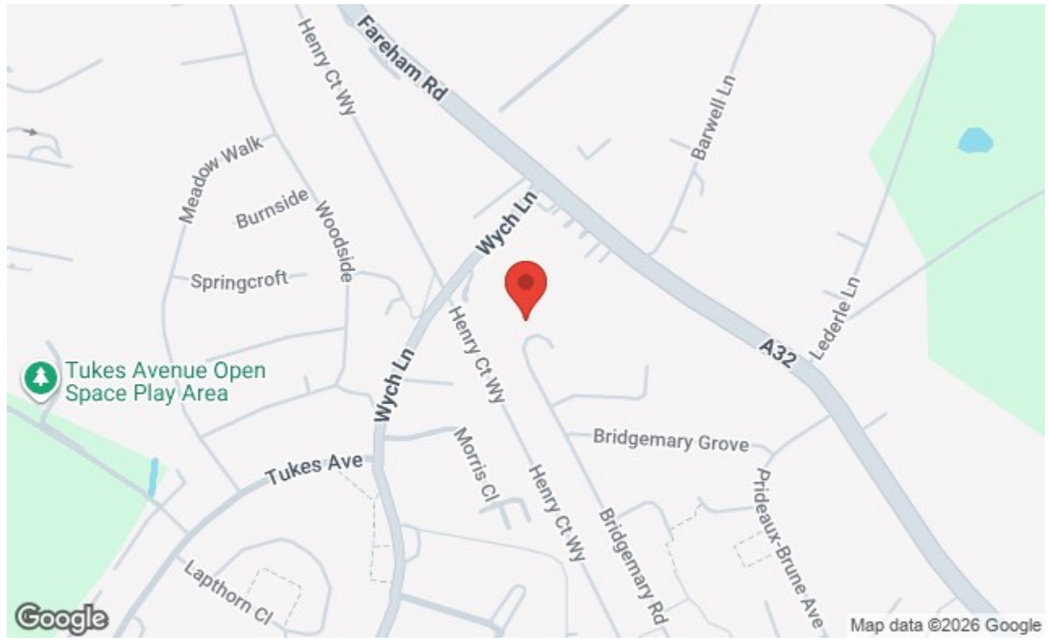
GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- Well-presented two-bedroom semi-detached bungalow
- Spacious accommodation arranged on one level
- Refitted shower room
- Modern fitted kitchen with integrated appliances
- Separate dining area with French doors to the garden
- Double glazing & Gas central heating
- Driveway providing off-road parking
- Detached garage with electric door

A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW – CUL-DE-SAC LOCATION – DETACHED GARAGE & DRIVEWAY

Improved by the current owner, this attractive and well-presented two-bedroom semi-detached bungalow offers spacious, well-planned accommodation arranged entirely on one level, making it an ideal home for those seeking convenient single-storey living.

Situated in a pleasant cul-de-sac location, the property benefits from double glazing and gas central heating via a serviced combination boiler. Internally, the accommodation comprises two generous double bedrooms, a refitted shower room and a spacious living room featuring an attractive bay window.

The modern fitted kitchen boasts a range of integrated appliances and opens through to a separate dining area, which enjoys French doors providing direct access onto the rear garden. Further benefits include a useful utility cupboard and loft access with a pull-down ladder.

Externally, the property continues to impress with an enclosed rear garden which is not directly overlooked to the rear, together with a covered seating area providing an ideal space for outdoor relaxation and entertaining. To the front, a private driveway provides ample off-road parking and leads to a detached garage fitted with an electric up-and-over door.

An excellent opportunity to acquire a ready-to-enjoy bungalow in a tucked-away cul-de-sac setting.

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PROPERTY INFORMATION

ENTRANCE HALLWAY

KITCHEN
10'9" x 8'3" (3.28 x 2.54)

DINING ROOM
12'7" x 7'0" (3.84 x 2.14)

UTILITY ROOM
4'5" x 4'8" (1.36 x 1.43)

LOUNGE
11'9" x 16'7" (3.60 x 5.08)

BEDROOM 1
11'9" x 12'11" (3.60 x 3.95)

BEDROOM 2
8'7" x 9'11" (2.62 x 3.04)

SHOWER ROOM
5'3" x 6'0" (1.62 x 1.83)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

GARAGE

FREEHOLD - COUNCIL TAX BAND C

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

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If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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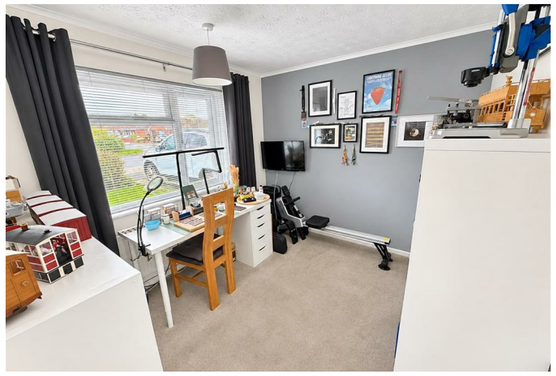






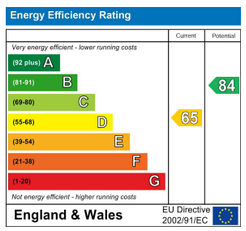












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