



3



1



1

- 3 Bedroom Semi Detached Bungalow
- Low Maintenance Rear Garden
- Sealed Unit Double Glazed Windows
- Council Tax Band C
- Corner Plot
- Open Plan Kitchen Diner
- Single Garage

- Ample Driveway Parking
- Gas Central Heating
- EPC Rating C

Deceptively spacious 3 bedroom semi detached bungalow situated on the popular residential location of Neptune Road. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate flooring and a storage cupboard. Good sized Lounge with a bow window to the front aspect. Great open plan Kitchen Diner with a good range of wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, breakfast bar, vaulted ceiling with a skylight, integrated electric oven & ceramic hob with an extractor hood over, tiled splash backs, spotlights to the ceiling, tile effect laminate flooring, opening to the Dining Area with wall lights and door to the rear garden. The Bathroom has a panelled bath with an electric shower over and a shower screen, pedestal hand wash basin, low level w/c, tiled splash back, heated towel rail, spotlights to the ceiling, extractor fan and tiled flooring. All 3 Bedrooms are good sizes.

Externally to the front the property is a corner plot therefor giving ample parking to the block paved driveway for up to 5 cars leading to a single garage via an up & over electric door, the garage also has power and light, plumbing for an automatic washing machine, wall mounted combi boiler and an additional storage area with French doors to the rear. To the rear there is an enclosed low maintenance garden with is fully decked.

This property is well placed for local amenities with road and public transport links into the city and other surrounding areas. There is good access to the A1 and A69.

Hallway

Lounge

Kitchen Diner

Bathroom

Bedroom 1

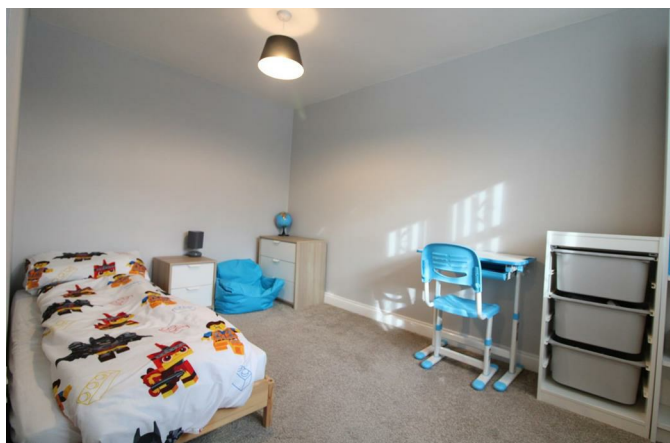
Bedroom 2

Bedroom 3



*Please see Floor Plan on Page 4 for room sizes.





Energy Performance: TBC

Council Tax Band: C

Distance from Waverley Primary School: 0.3 miles

Distance from Kenton Bank Foot Metro: 3.6 miles

Distance from Central Train Station: 4.3 miles

Please note all sizes and distances are approximate.



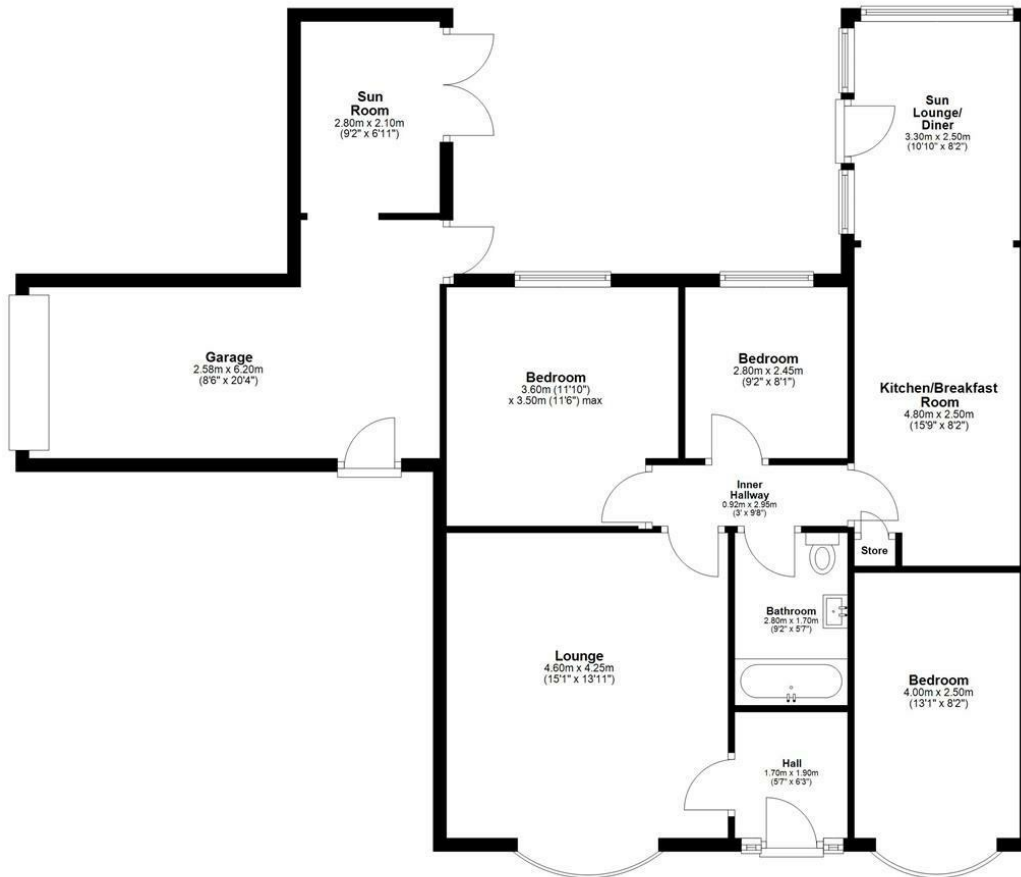
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Ground Floor

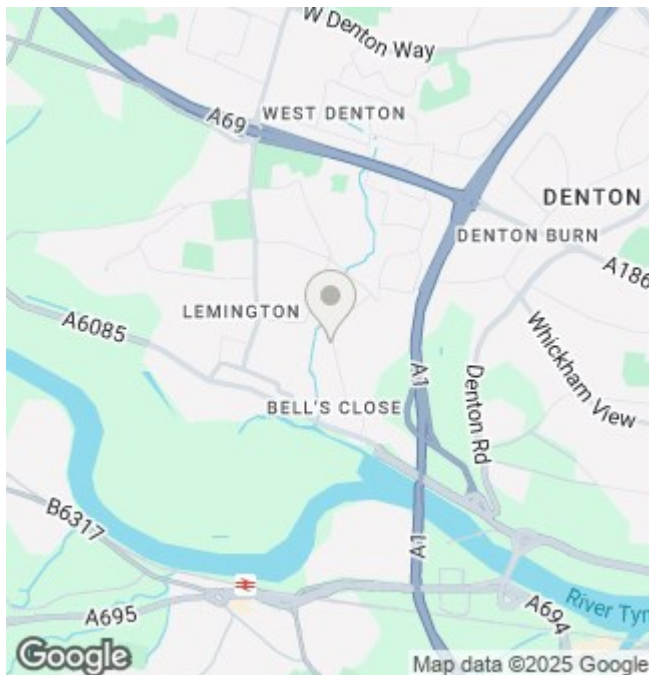
Approx. 108.3 sq. metres (1165.4 sq. feet)



Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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