



- Semi Detached Bungalow
- Dining Room
- Bathroom WC

- 2 Bedrooms
- Garden Room
- Garage

- Lounge
- Kitchen

An extended and very well presented 1930's, 2 bedroomed semi detached bungalow, pleasantly situated within this popular area, well placed for amenities. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the spacious 16' Lounge, with bay window and a coal effect real flame gas fire, set within a stone fire surround. Through arch into Dining Room with two build in storage cupboards, one housing the gas combi boiler. The Kitchen is fitted with a excellent range of wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over. Door to Garden Room with two roof lights and glazed door and windows overlooking the courtyard style rear garden. Bedroom 1 is to the rear and has a range of fitted wardrobes, desk and drawer units and loft access hatch with pull down ladder. Bedroom 2 is to the front and has fitted wardrobes. The Shower Room/WC is fitted with a wc, wash basin with storage under, shower enclosure and towel radiator.

Externally, the Front garden with a range of mature shrubs and plants to borders and block paved driveway leads to a timber Garage/workshop with electric power. The delightful Rear courtyard style garden has block paving and gate to driveway.

West View is conveniently located for local shops, there are good road and public transport links into the city and surrounding areas.

Entrance Hall

Lounge 16'3" x 12'5" (4.960 x 3.789)

Dining Room 12'11" x 10'6" (3.953 x 3.203)

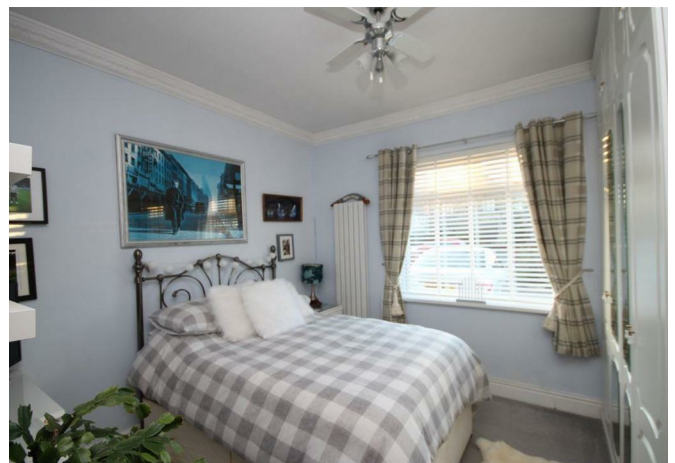
Kitchen 19'4" x 5'2" (5.903 x 1.600)

Garden Room 16'3" x 9'4" (4.956 x 2.854)

Bedroom 1 12'11" x 10'9" (3.940 x 3.302)

Bedroom 2 10'9" x 10'7" (3.299 x 3.243)

Bathroom WC 8'0" x 7'4" (2.443 x 2.236)





Energy Performance: Current D Potential B

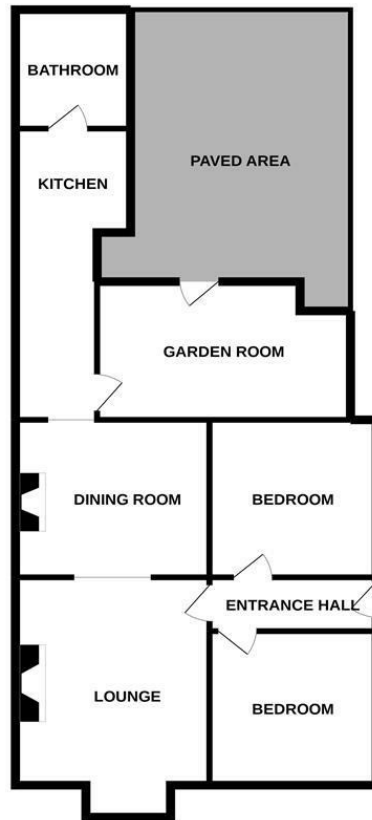
Council Tax Band:

Distance from School:

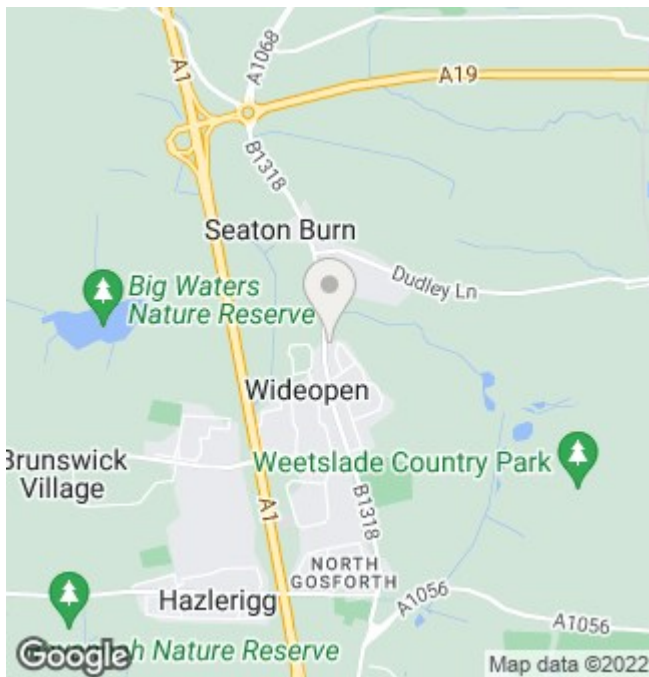
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



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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