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## Description

We are pleased to offer to the market this semi-detached bungalow situated in the heart of popular Fleetwing district, close to local shopping facilities, parks, schools, bus routes and mainline station.

Accommodation offers kitchen with conservatory, separate lounge, two bedrooms and a family bathroom. The property also benefits from double glazing, driveway, garage and a private rear garden.

## Key Features

- Semi Detached Bungalow
- Conservatory
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- New Carpets Throughout
- Garage
- Council Tax Band D







### **Hallway**

Cupboards with shelving and housing hot water tank.

### **Kitchen**

**3.58 x 2.65 (11'8" x 8'8")**

Boiler, coving, multiple plug sockets, electric oven with grill, electric hob, range of solid wood wall and base units, stainless steel one and a half bowl sink with drainer, space for fridge/freezer, space and plumbing for washing machine, double glazed door and window leading to:

### **Conservatory**

**3.77 x 2.26 (12'4" x 7'4")**

Laminate tiled effect flooring and plug sockets.

### **Lounge/Diner**

**4.72 x 3.69 (15'5" x 12'1")**

Radiator, plug sockets, carpets, coved ceiling, lights, bay fronted double glazed window and tv point.

### **Bedroom One**

**3.96 x 3.70 (12'11" x 12'1")**

Radiator, carpets, coved ceiling, light, double glazed window overlooking the garden, built in mirrors, wardrobes with shelving and hanging.

### **Bedroom Two**

**2.93 x 2.40 (9'7" x 7'10")**

Double glazed window, carpet, coving, radiator and plug sockets.

### **Bathroom**

**2.45 x 1.74 (8'0" x 5'8")**

Radiator, low level flush WC, frosted double glazed window, sink with vanity unit, electric shower, bath, tiled walls and tiled floors.

### **Garden**

Two patio areas for seating mainly laid to lawn with borders for shrubs and flowers, storage sheds and outside tap.

### **Driveway**

With parking for one car.

### **Garage**

With up and over door, shelving, power (currently disconnected) and door leading to the garden.

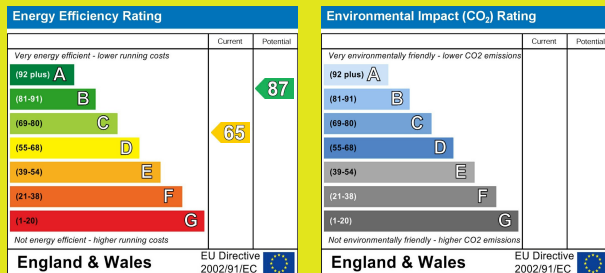




## Floor Plan Adur Avenue



Total area: approx. 72.6 sq. metres (781.5 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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