34 School Road
Bulkington
BEDWORTH
CV12 9JD

£280,000

- LINK DETACHED BUNGALOW
- SINGLE GARAGE
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CONSERVATORY
- LOW MAINTENANCE
- ENERGY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with No Chain, this delightful link detached bungalow on School Road offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-appointed bedrooms are ideal for a couple or those simply seeking a peaceful retreat.

The bungalow features a thoughtfully designed bathroom, ensuring that all your needs are met in a practical yet stylish manner. The layout of the home promotes a sense of openness and light, making it a welcoming space for all who enter.

The location is particularly appealing, with a variety of local amenities just a stone's throw away. Residents will appreciate the proximity to a library, community hall, and several coffee shops, perfect for leisurely afternoons. Additionally, the nearby church and convenience stores cater to everyday needs, while the accessible bus route makes commuting and exploring the surrounding areas effortless.

This property is not just a home; it is a gateway to a vibrant community, offering a lifestyle that balances tranquillity with accessibility. Whether you are looking to downsize or seeking a serene place to call home, this bungalow in Bulkington is an opportunity not to be missed.

Accommodation Comprises
Entry via upvc part glazed front entrance door into:

Porch
Upvc double glazed windows to all aspects. Upvc double glazed door into:

Entrance Hall
Radiator. Access to loft space. Built in cupboard housing gas fired boiler. Underfloor heating.

Living Room
17'3" x 10'2" (5.26m x 3.10m)
Upvc double glazed doors and window into conservatory. Fireplace. Hardwood door.

Conservatory
17'1" maximum x 9'7" (5.21m maximum x 2.92m)
Of brick and upvc construction with picture windows and double doors leading to rear garden. Door leading to garage.

Kitchen
9'11" x 8'0" (3.02m x 2.44m)
Fitted with a range of base units and eye level units with work surface space. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in oven, hob, and extractor canopy. Space and plumbing for a washing machine. Upvc double glazed window to front. Double glazed door to side. Hardwood door to hallway.

Bedroom One
12'1" x 9'1" (3.68m x 2.77m)
Upvc double glazed window to rear. Radiator. Built in wardrobes. Hardwood door.

Bedroom Two
10'7" x 9'3" (3.23m x 2.82m)
Upvc double glazed bow winodw to front. Radiator. Hardwood door.

Shower Room
With suite to comprise; shower cubicle, wash hand basin, and low level w.c. Tiled walls. Heated towel rail. Underfloor heating. Upvc double glazed window. Hardwood door.

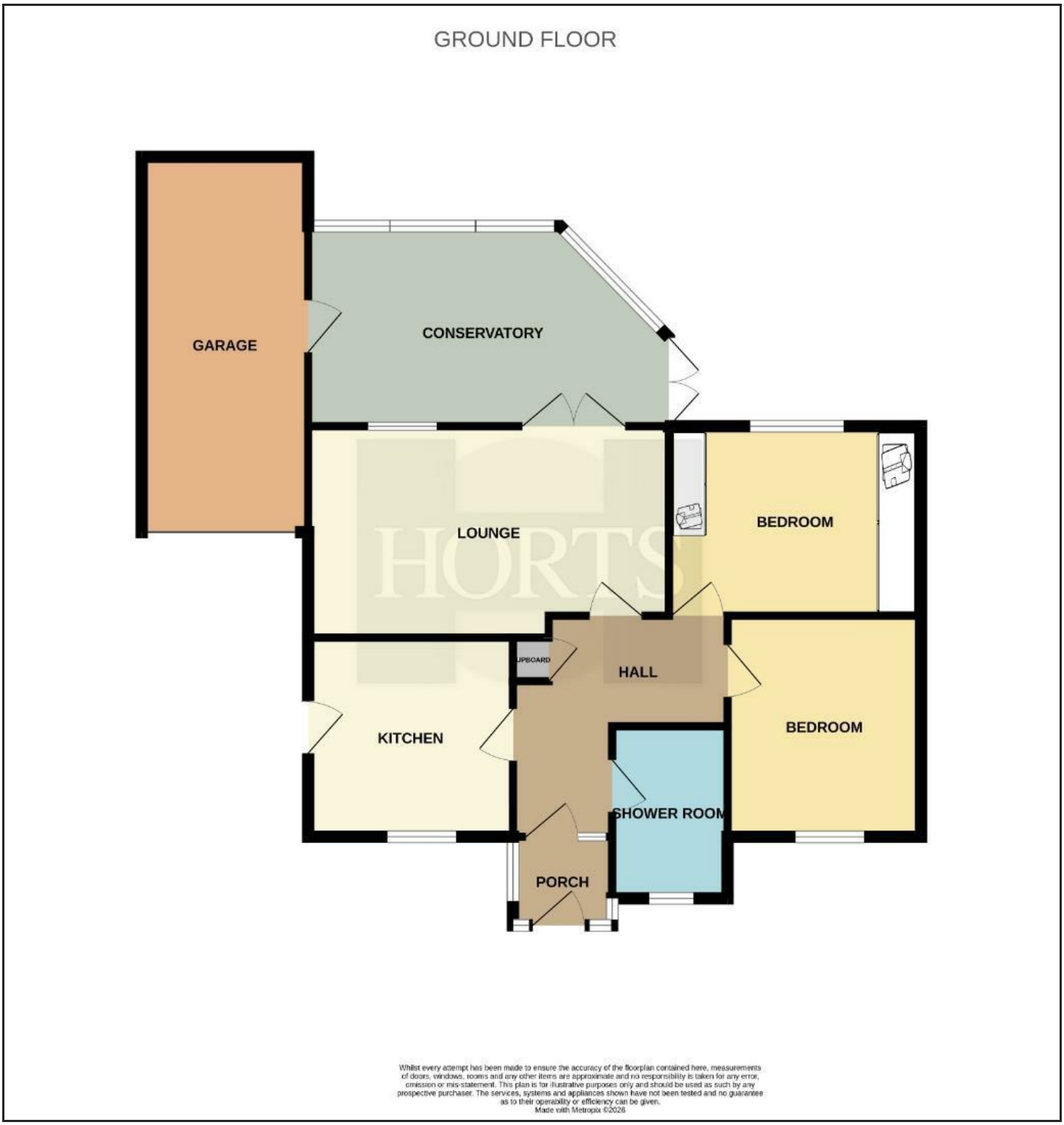
Front Garden
Driveway providing off road parking for several vehicles and leading to garage. Area laid to lawn. Flower, shrub, and herbaceous borders.

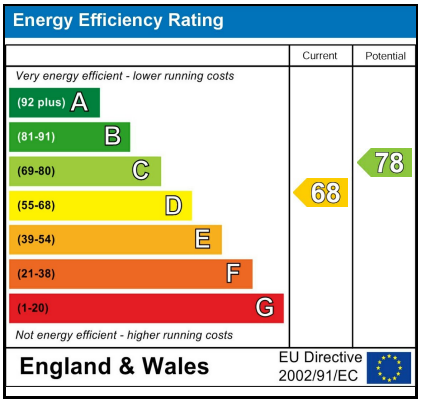
Garage
8'0" x 17'11" (2.44m x 5.46m)
With up and over style door. Power and lighting. Door to conservatory.

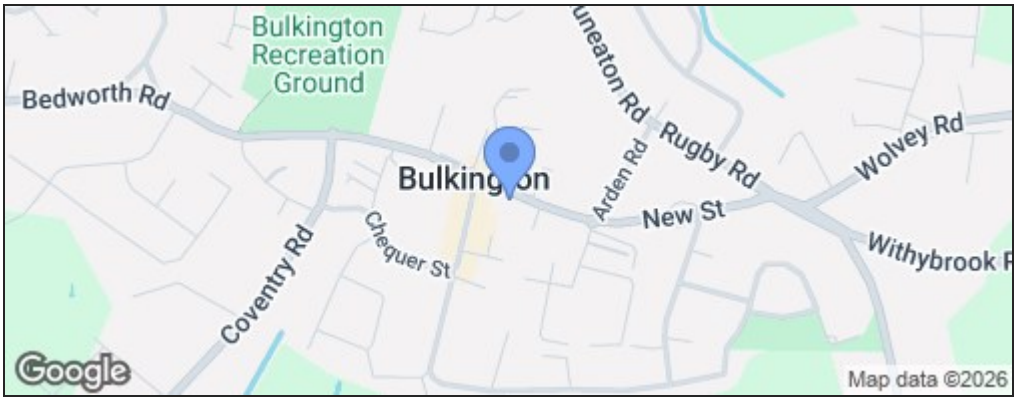
Rear Garden
Mainly laid to lawn with patio adjacent to the rear of the property. Flower, shrub, and herbaceous borders. Further area laid to paving and resin pathway.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.







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