



4 Paddocks

Barnham, PO22 0HU

£368,000

Detached bungalow in Barnham Village. Benefits include: entrance porch; hallway with storage cupboard; generous living / dining room with useful double storage cupboard and feature fireplace with electric fire; fitted kitchen equipped with an integrated hob, extractor unit, and double oven, along with space and plumbing for a washing machine, plus access door leading to storm porch opening onto the rear garden; three bedrooms, two with built-in cupboards and fitted wardrobes; bathroom. Outside to the front is a neat low-maintenance garden with pebbled beds, shrub borders and path to front entrance. The driveway can accommodate one car in front of the single garage which has door access to the rear garden which is a good size with large paved area, lawn, pebbled beds, shrub borders, plus two garden sheds providing additional storage space for garden tools and equipment. Conveniently situated a short walk into Barnham Village with its shops, amenities, schools, mainline train station and bus routes. EPC - TBC. Tenure - freehold. Council Tax Band - D.

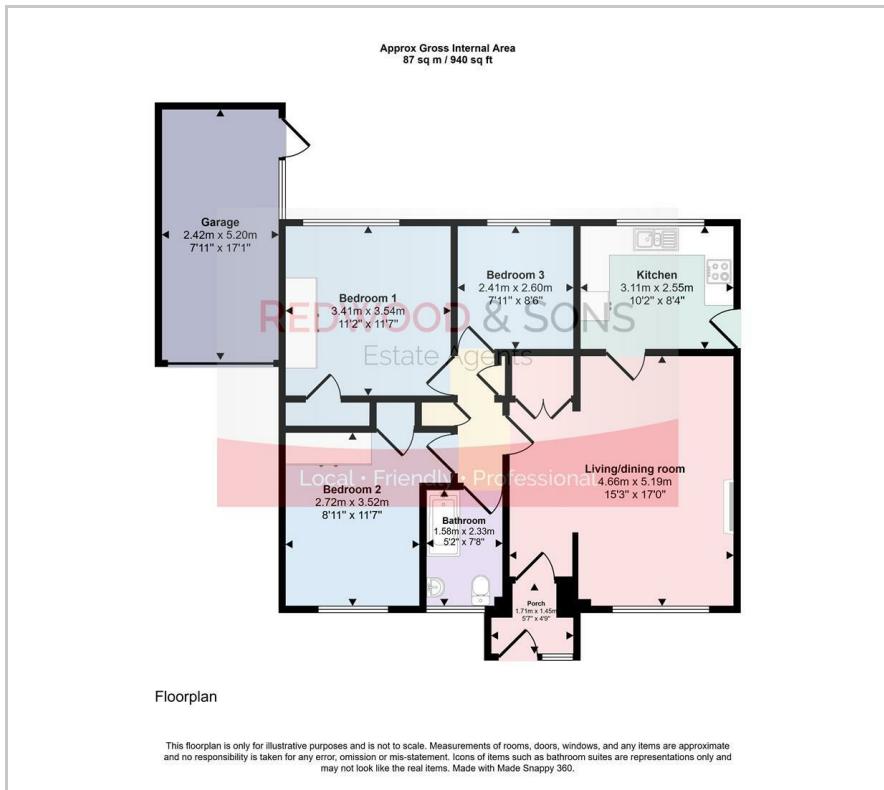
- Detached bungalow
- 3 bedrooms
- Entrance porch
- Kitchen
- Living / dining room
- Bathroom
- Garage & driveway
- Front & rear gardens
- Barnham Village location with shops, schools, amenities, mainline train station & bus routes

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC
England & Wales		Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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