



£310,000

**\*REDUCED\* \*NO CHAIN\* \*TWO DOUBLE BEDROOMS\* \*LARGE CONSERVATORY\* \*LARGE DETACHED GARAGE\* \*PRIVATE CUL-DE-SAC\* \*IMMACULATEDLY PRESENTED THROUGHOUT\* \*TRUE BUNGALOW\* \*GENEROUS ACCOMMODATION EXTENDING TO 1,200sq ft\* \*AMPLE PARKING & DETACHED GARAGE\***

Nestled in the serene private cul-de-sac of Kentmere, this charming semi-detached true bungalow offers a delightful blend of comfort and style. Offered with no onward chain!

With an immaculate finish throughout, this property is perfect for those seeking a peaceful retreat. The bungalow features two well-proportioned bedrooms, an inviting and spacious lounge/diner, conservatory, kitchen and modern bathroom. One of the standout features of this property is the fantastic conservatory, which floods the space with natural light and offers a perfect spot to enjoy the views of the beautifully maintained garden. The outdoor area is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. The discerning viewer may also note the potential to create an additional bedroom in the dining space, should a third bedroom be required.

Parking is a breeze with ample off-street space for multiple vehicles, making it convenient for both residents and guests. This bungalow is not just a home; it is a lifestyle choice, situated in a quiet location that promotes a sense of community while still being close to local amenities. Whether you are looking to downsize or seeking a peaceful place to call home, this property is sure to impress. Do not miss the opportunity to make this lovely bungalow your own.

Ask us about part-exchange, if you need to sell your property in order to move!

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		72	77	EU Directive 2002/91/EC			