



£240,000

\*THREE BEDROOMS\* \*NO CHAIN\* \*FLEXIBLE LIVING ACCOMMODATION\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*LARGE GARAGE & DRIVEWAY PARKING\* \*MODERN KITCHEN & EN-SUITE\* \*LARGE UNDER HOUSE STORAGE AREA\*

Townend Estate Agents offer for sale this delightful semi-detached bungalow with no onward chain, offering a perfect blend of comfort and modern living. The bungalow features a fantastic master bedroom complete with an en-suite bathroom, ensuring privacy and convenience. The modern kitchen is a highlight of the home, equipped with contemporary fittings that make cooking a pleasure. Outside, the property boasts driveway parking, a valuable asset in this desirable location. With a large under house storage area, this property could be further developed to create additional rooms (subject to consents). The well-maintained surroundings and the inviting layout make this bungalow an ideal choice for families, couples, or anyone seeking a peaceful retreat with easy access to local amenities.

Ask us about....

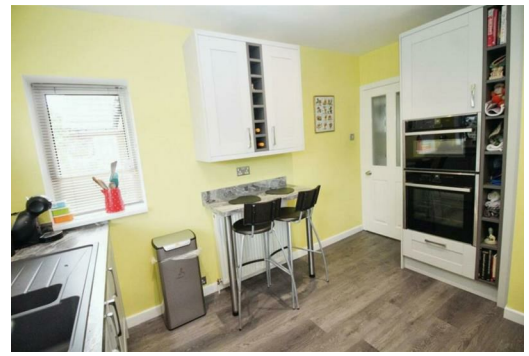
AUCTION

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