



£975

\*TWO BEDROOMS\* \*IDEAL FOR RETIREES\* \*QUIET CUL-DE-SAC\* \*GARAGE & PARKING\* \*IMMACULATELY PRESENTED\*  
\*CONSERVATORY\*

Townend Estate Agents offer to let this charming semi-detached bungalow, offering a perfect retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms a thoughtfully designed reception room, modern kitchen and conservatory, this property is ideal for retirees or anyone looking to downsize without compromising on comfort. The bungalow is immaculately presented throughout, showcasing a blend of modern living and classic charm. Benefitting from ample parking, accommodating multiple vehicles. This includes a garage and a driveway, providing both convenience and security for your vehicles.

Situated in a quiet cul-de-sac, the location offers a serene environment, perfect for those who appreciate a peaceful neighbourhood. Additionally, residents will find themselves just a stone's throw away from local village amenities and beautiful woodland and canalside walks, making it easy to enjoy the natural surroundings and community life.

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		