



**£205,000**

Townend Estate Agents offer for sale this TWO BEDROOM detached bungalow. Located in the popular village of Eccleshill, close to a wide range of amenities and just a short stroll from the village green. This excellently appointed bungalow will be of interest to a range of buyers. Benefiting from a garage, gardens and conservatory this is not one to be missed.

The property comprises briefly: Entrance hall, spacious Lounge, Kitchen fitted with a range of base & wall units and Conservatory with solid roof. Two good sized bedrooms and the house bathroom. Externally are easily maintained gardens, driveway parking and garage.

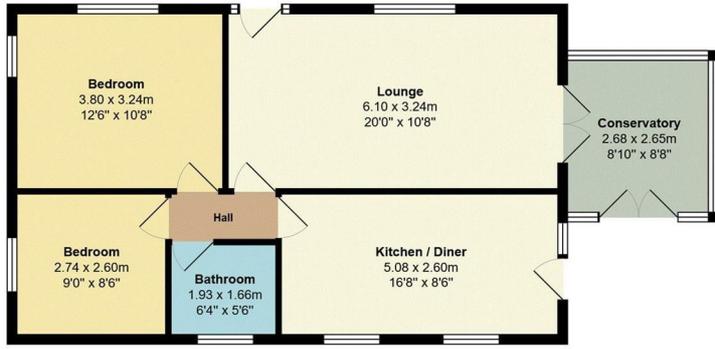
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AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>67</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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC