



£229,995

NEW PRICE* *TWO BEDROOMS* *TRUE BUNGALOW* *WELL PRESENTED* *QUIET CUL-DE-SAC* *IDEAL FOR RETIREES/DOWNSIZERS* *CLOSE TO APPERLEY BRIDGE AMENITIES* *CONSERVATORY* *GARDENS* *DRIVEWAY PARKING & GARAGE

Townend Estate Agents offer for sale this two bedroom semi-detached bungalow. Nestled in the tranquil cul-de-sac of Simpson Grove, this property presents an ideal opportunity for retirees or those seeking to downsize. With two well-proportioned bedrooms and a comfortable reception room, the layout is both practical and inviting. The property boasts a delightful conservatory, perfect for enjoying the surrounding gardens and natural light throughout the day. The outdoor space is complemented by well-maintained gardens, providing a serene retreat for relaxation or gardening enthusiasts. Parking is a breeze with space available for up to three vehicles, ensuring convenience for both residents and guests. The location is particularly advantageous, being in close proximity to the amenities of Apperley Bridge, including a train station that offers excellent transport links for those commuting or exploring the wider area.

This bungalow is not just a home; it is a lifestyle choice, offering peace and comfort in a quiet setting while remaining connected to local conveniences. Whether you are looking to enjoy a more manageable living space or seeking a peaceful retirement, this property is well worth considering.

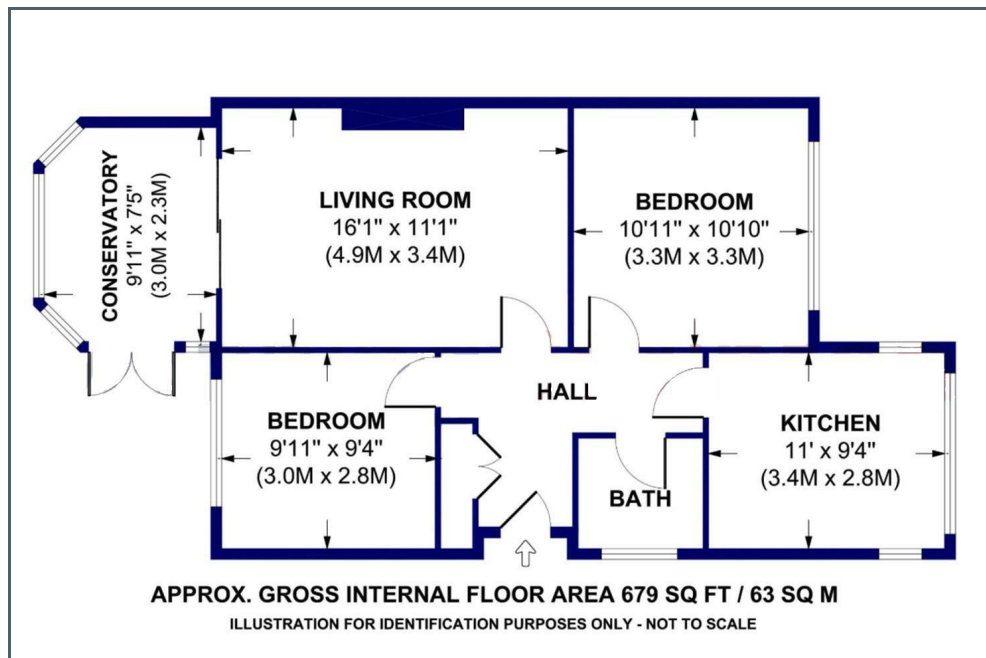
Ask us about....

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
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 2002/91/EC

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