



**£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.

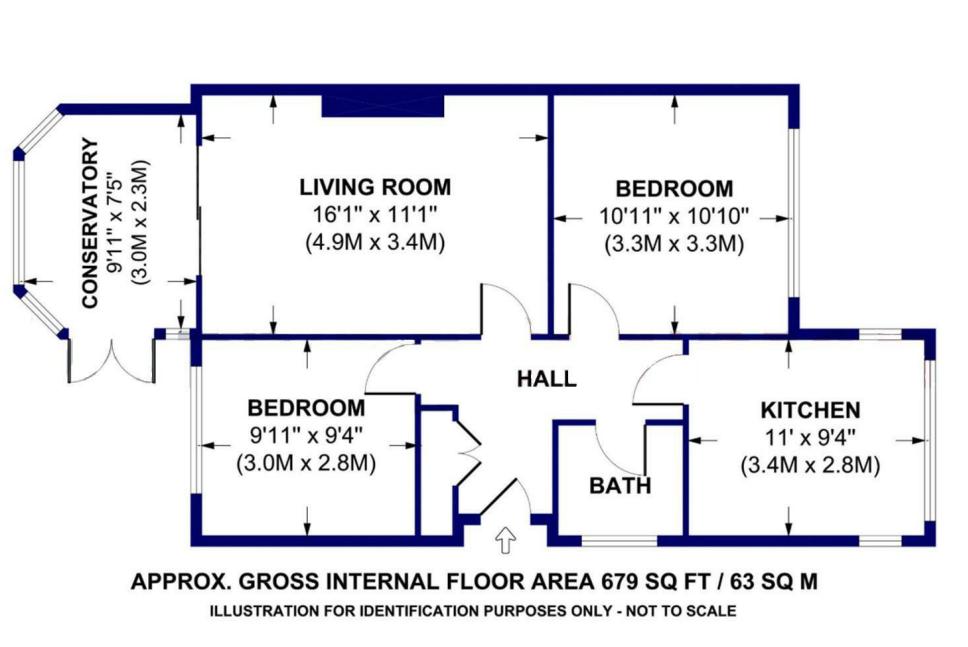
Parking is a breeze with space available for up to three vehicles, ensuring convenience for both residents and guests. The location is particularly advantageous, being in close proximity to the amenities of Apperley Bridge, including a train station that offers excellent transport links for those commuting 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....





| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |  |           |
|--|---|--|-----------|--|-----------|
|  |   | Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(82 plus) | A | 82   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82 plus) | A         |
| (81-81)  | B |  |           | (81-81)  | B         |
| (69-80)  | C |  |           | (69-80)  | C         |
| (55-68)  | D |  |           | (55-68)  | D         |
| (29-54)  | E |  |           | (29-54)  | E         |
| (21-38)  | F |  |           | (21-38)  | F         |
| (11-20)  | G |  |           | (11-20)  | G         |
| Not energy efficient - higher running costs              |   | EU Directive 2002/91/EC                        |           | EU Directive 2002/91/EC  |           |
| England & Wales  |   | EU Directive 2002/91/EC                        |           | EU Directive 2002/91/EC  |           |

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 OR 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.

Townend Estate Agents

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SALES • LETTING

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