



£185,000

TWO BEDROOM TRUE BUNGALOW* *PLANNING PASSED FOR EXTENSION & DORMERS* *POTENTIAL FOR FOUR BEDROOMS + OFFICE* *TWO GARAGES* *GARDEN & DRIVEWAY PARKING* *POPULAR LOCATION* *IDEAL FOR GROWING FAMILIES

Located on the ever popular Brisbane Avenue, this fantastic semi-detached bungalow presents a unique opportunity for those seeking a property with significant potential for development. This true bungalow is not only appealing in its current form but also offers exciting possibilities for expansion, making it an ideal choice for individuals or families with future plans in mind. The property has planning permission for a rear extension, along with front & rear dormers, allowing you to enhance your living space and tailor it to your needs. Additionally, there are two garages, perfect for storage or as a workshop, providing both convenience and practicality. Situated in a popular location, the property benefits from a friendly community atmosphere and easy access to local amenities, making it a desirable place to call home. Whether you are looking to invest in a property with the potential for growth or simply wish to create your dream living space, this bungalow is a fantastic option. With its blend of charm, potential for development, and a prime location, this property is not to be missed.

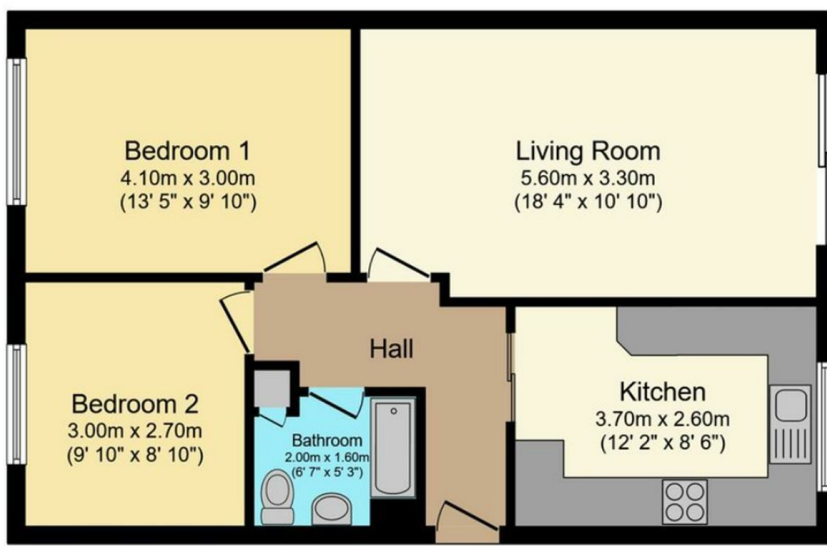
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Total floor area 59.2 m² (637 sq.ft.) approx



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-94% (81-91) A 82-91% (69-80) B 72-81% (55-68) C 62-71% (49-54) D 52-61% (39-44) E 42-51% (21-38) F 32-41% (1-20) G	84	92-94% (81-91) A 82-91% (69-80) B 72-81% (55-68) C 62-71% (49-54) D 52-61% (39-44) E 42-51% (21-38) F 32-41% (1-20) G	67
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	