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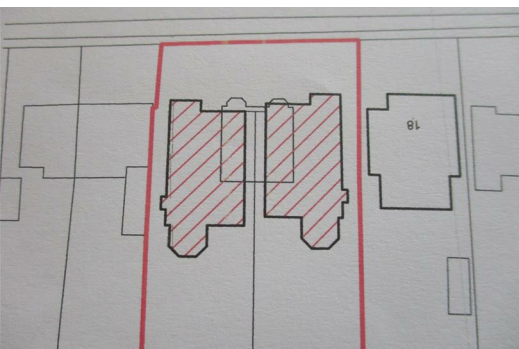
£300,000

**** DEVELOPMENT OPPORTUNITY ****

A THREE BEDROOM DETACHED BUNGALOW OCCUPYING A LEVEL PLOT OF APPROXIMATELY QUARTER OF AN ACRE. THERE IS CURRENT PLANNING PERMISSION FOR DEMOLITION AND ERECTION OF TWO MATCHING NEW BUILD, TWO BEDROOM DETACHED BUNGALOWS. IT IS CONSIDERED THAT OTHER DEVELOPMENT SCHEMES MAYBE POSSIBLE (SUBJECT TO NECESSARY CONSENTS).

THE EXISTING PROPERTY IS FULLY HABITABLE AND OFFERS GOOD LETTING POTENTIAL SHOULD A PURCHASER WISH TO INVEST IN A FUTURE BUILDING SITE.

VACANT POSSESSION



The accommodation comprises:

Porch

Hall

Radiator, access to roof space.

Living Room

15'2" x 13'6" (4.62m x 4.11m)
Square bay with double glazed window overlooking rear garden, radiator.

Kitchen

11'2" x 7'2" (3.40m x 2.18m)
Single bowl single drainer sink unit in worksurface with cupboards under, further worksurface with cupboards under and above, wall mounted gas fired boiler, radiator, double glazed window and door to rear garden.

Bedroom 1

15'6" x 11'6" (4.72m x 3.51m)
Bay window to front, radiator.

Bedroom 2

14'6" x 11'6" (4.42m x 3.51m)
Bay window to front, radiator.

Bedroom 3

11'2" x 9'

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, low flush wc, heated towel rail, window.

OUTSIDE

Garden

The property is located centrally within the level plot of approximately a quarter of an acre which is laid to lawn. Vehicle access is provided from road frontage by large gate.

Agents Note

Planning Permission

There is existing planning approval granted on the 30/5/2019. Reference RR/2019/924/P for the demolition of existing bungalow and erection of 2 detached bungalows.

Viewing Arrangements: By Prior Appointment Please

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract, and if any matter set out within them is of particular concern please contact us and we will check the information for you.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

