



14 Fords Avenue Healing, DN41 7RR

Situated within the sought after village of Healing having highly regarded schools, some local amenities, regular bus service and train station, within easy access of the A180 providing links to the motorway network is this THREE BEDROOM DETACHED BUNGALOW standing in good sized established gardens. The well presented accommodation comprises :- entrance hall, spacious lounge, dining kitchen with recently fitted kitchen, three bedrooms, shower room. Driveway providing ample off street parking and GARAGE. Gas central heating system with recently fitted boiler, double glazing and security alarm system. Early viewing is highly recommended offered with NO FORWARD CHAIN

£290,000

- DETACHED BUNGALOW
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GOOD SIZED ESTABLISHED GARDENS
- DRIVEWAY PROVIDES AMPLE OFF STREET PARKING
- DETACHED GARAGE
- SOUGHT AFTER VILLAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE HALL

Approached via a double glazed side entrance door with matching side panel. Radiator. Coving to the ceiling with access to the loft space.



LOUNGE

16'0" x 11'6" (4.88m x 3.51m)

A spacious room with double glazed bay window to the front, two additional double glazed windows to the side. Coving to the ceiling.



LOUNGE

Additional photo



DINING KITCHEN

22'7" x 11'3" (6.90m x 3.45m)

Fitted by the current owners to offer a range of modern wall and base units with contrasting work surface and upstands. Stainless steel sink unit with mixer tap. Built in appliances include the electric hob with extractor unit over and double oven. Space for a fridge and a freezer, plumbing for a washing machine. Plinth heater. Fitted double floor to ceiling cupboard housing the recently installed gas central boiler. Two double glazed windows to the side. Double glazed window and double glazed double doors give access to the rear porch. Radiator. Coving to the ceiling with down lights.



DINING KITCHEN

Additional photo



DINING KITCHEN

Additional photo



REAR PORCH

Double glazed windows to the side and rear. Double glazed door to the rear gives access to the rear garden.

BEDROOM 1

13'11" x 10'8" (4.25m x 3.26m)

Double glazed window to the rear, radiator. Coving to the ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

10'10" (12'7") x 10'11" (3.31m (3.85m) x 3.33m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BEDROOM 3

9'1" x 7'1" (2.78m x 2.17m)

Double glazed window to the side, radiator. Coving to the ceiling.



BEDROOM 3

Additional photo



SHOWER ROOM

5'4" (7'2") x 7'8" (1.63m (2.19m) x 2.36m)

Fitted with a walk in shower having an electric shower, glass screen and drain away floor. Wash hand basin inset into a dedicated vanity unit, and ow flush w/c. Tiled floor. Double glazed window to the side. Towel radiator.



OUTSIDE



GARDENS

The property stand within a good sized gardens stand back from the road with a deep frontage. The front gardens stands behind a hedge being mainly grassed with planted bed to the side having plants, flowers and shrubs, ornamental tree. A sweeping block paved driveway leads to the garage. Boundaries are fenced. Double wrought iron gates to the side of the garage lead to the good sized rear garden with a block paved patio area ideal for outside entertaining. A neat lawned area with well stocked beds having numerous plants flowers and shrub, established apple tree. Summer house to the rear corner. Additional paved area with garden shed. Vegetable plot and greenhouse. Boundaries are fenced. Outside tap.



GARDENS

Additional photo



GARAGE

17'10" x 8'11" (5.44m x 2.74m)

A concrete sectional garage having a remote controlled roller door. Double glazed window and courtesy door to the side. Power and lighting.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band

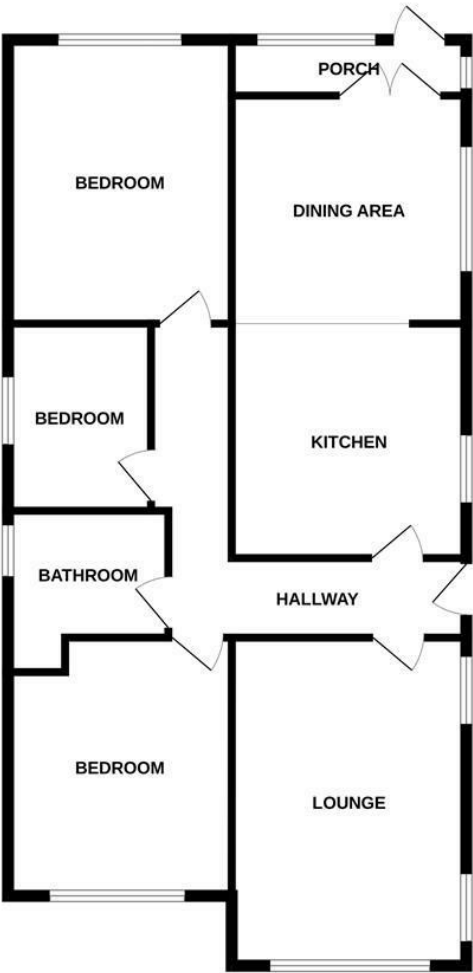
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.