





**** IMMACULATE HOME ****
 FULLY MODERNISED DETACHED
 BUNGALOW **** This is a great
 opportunity to purchase a well
 presented property in a popular
 location and close to local
 amenities. In brief the property
 offers a hall, lounge, dining
 area with doors onto the
 garden. Fitted kitchen with
 utility room, two good size
 bedrooms and a modern
 shower room. Ample parking
 and double gates to the
 enclosed rear garden. CUL DE
 SAC LOCATION. **** INTERNAL
 VIEWING IS HIGHLY
 RECOMMENDED ****



HALL

Side entrance door into the hall with a radiator and doors to -

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit.

UTILITY ROOM

LOUNGE DINER

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

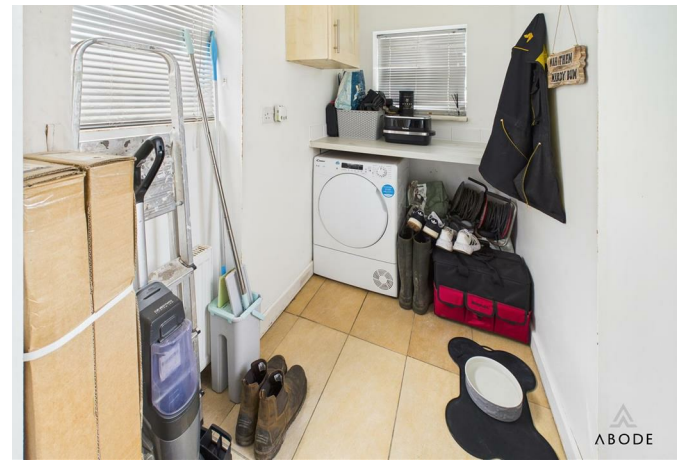
SHOWER ROOM

Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

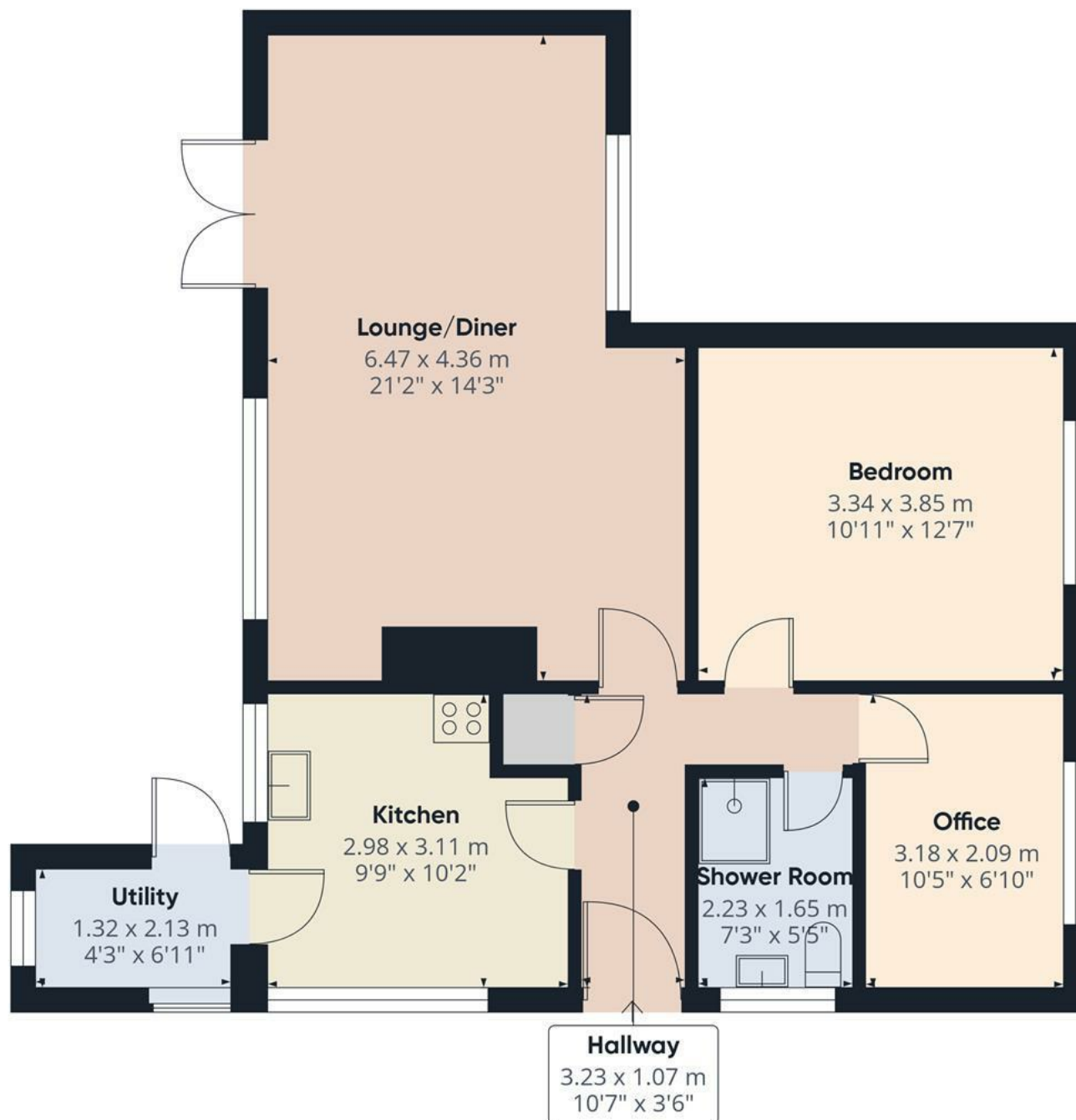
Side drive down to gates leading into the enclosed rear garden offering a lawn and seating areas.











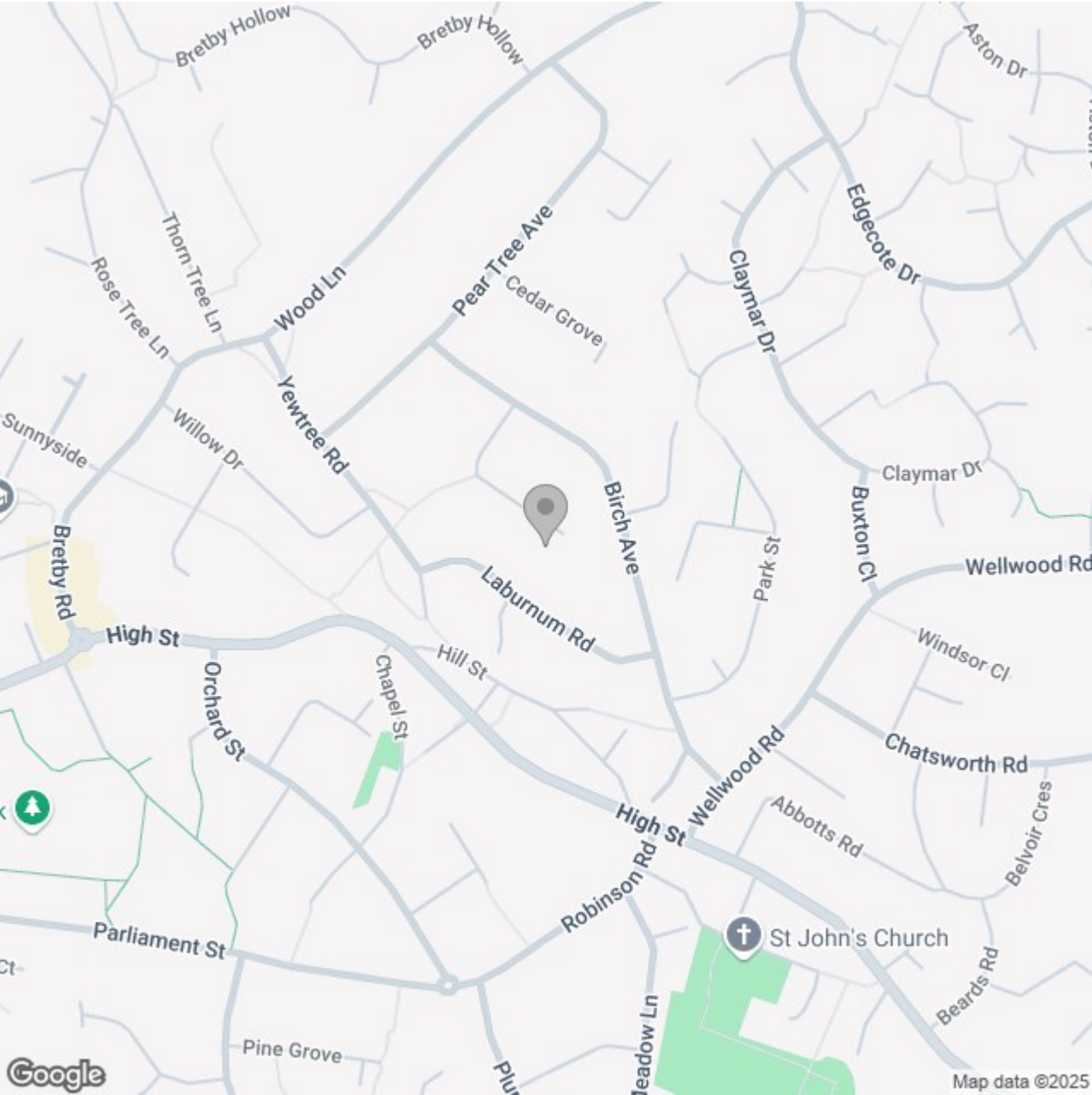
Approximate total area⁽¹⁾
67.6 m²
727 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |