





\*\*\*\* QUIET COURTYARD DEVELOPMENT FOR THE OVER 55'S \*\*\*\* Perfect bungalow in the highly regarded village of Hemington. This well presented bungalow offers a hall, lounge, fitted dining kitchen, bedroom with wardrobes and a refitted bathroom. Parking. Offered for sale with no upward chain.



## HALL

Entrance door into the hall.

## LOUNGE

Feature electric fireplace, upvc double glazed bow window to the front and a radiator.

## KITCHEN

Fitted wall mounted, base and a drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, plumbing and space for a washing machine, space for a tumble dryer, radiator and upvc double glazed window.

## INNER HALL

Doors to -

## BEDROOM I

Wardrobes, upvc double glazed double doors and a radiator.

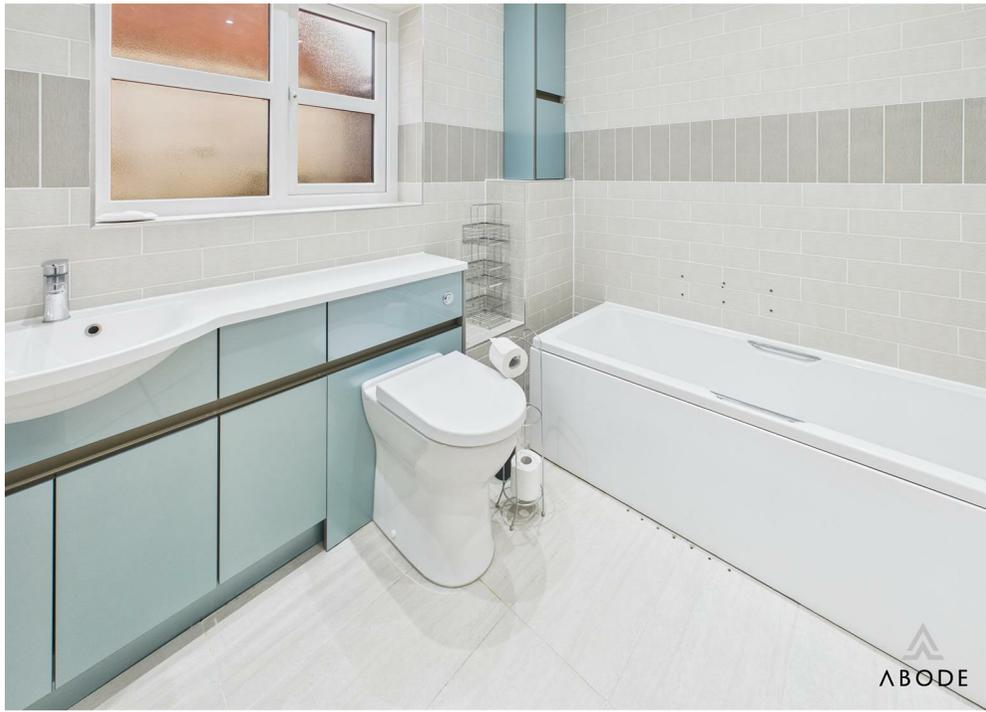
## BATHROOM

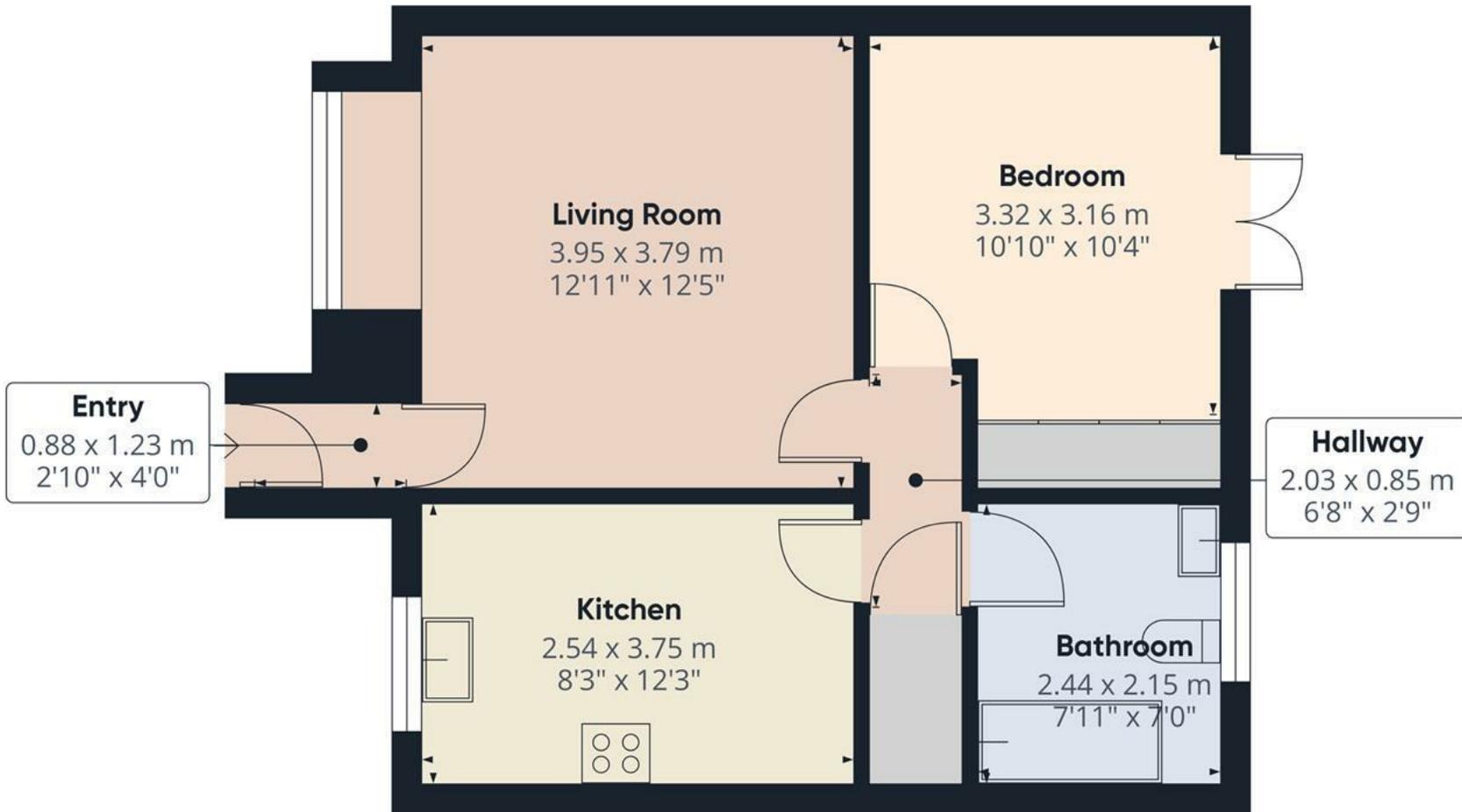
Bath with a shower attachment tap, wash hand basin, low flush wc, fitted cupboards, heated towel radiator and upvc double glazed window.

## OUTSIDE

Communal parking.







Approximate total area<sup>(1)</sup>

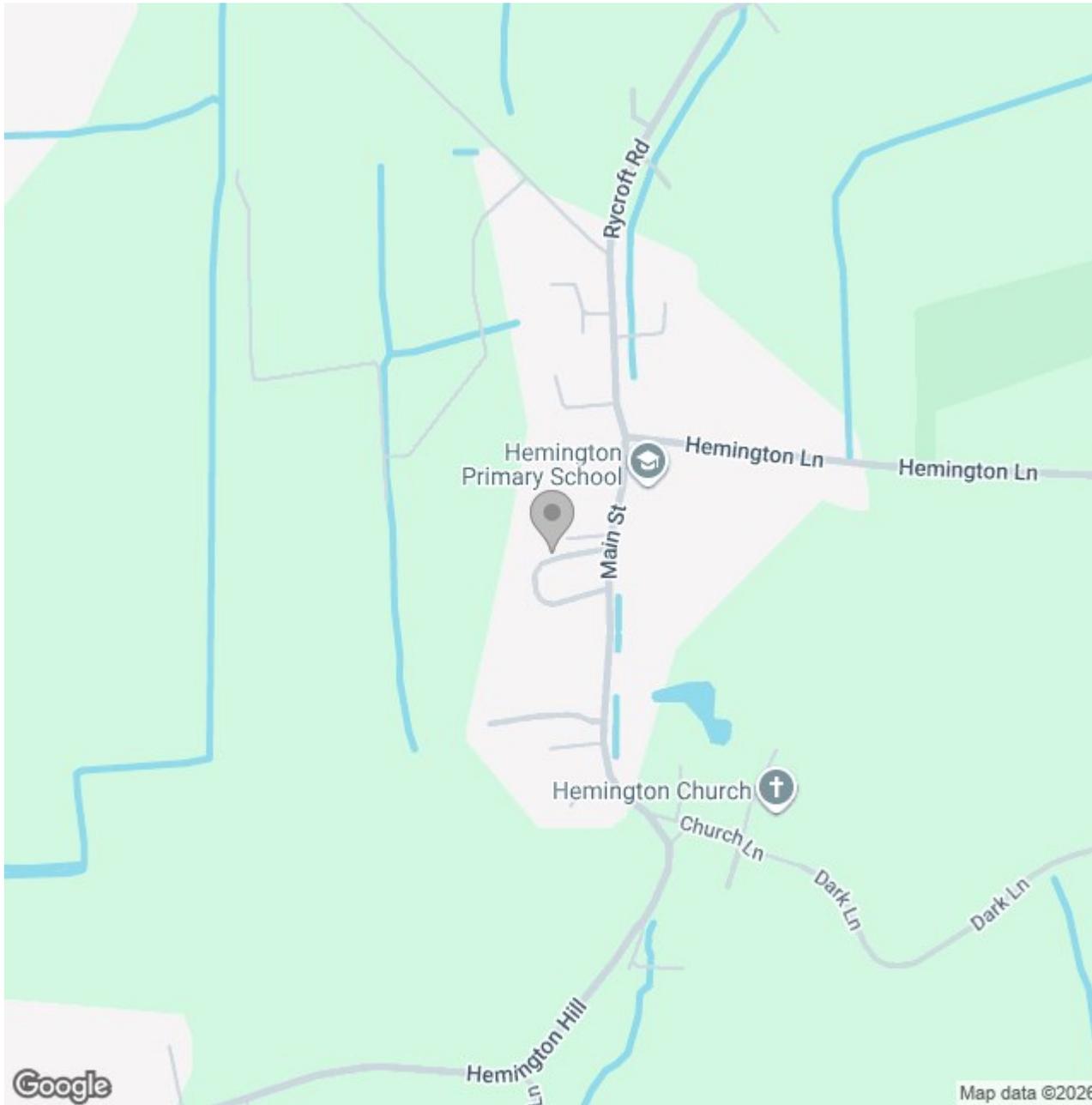
46.2 m<sup>2</sup>  
497 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	