







\*\*\*\* IMPRESSIVE PLOT \*\*\*\*

This is a great opportunity to purchase a well proportioned detached bungalow close to the local amenities and in a cul de sac location. In brief the property offers a hall, lounge with fireplace, fitted kitchen, two double bedrooms and a shower room. Good size front and rear gardens, drive and a single garage. The property is offered for sale with no upward chain.





## HALL

Side upvc double glazed entrance door into the hallway with a radiator, loft access with pull down ladder and doors to -

## LOUNGE

Feature fireplace with living flame co effect gas fire marble insert and hearth and a wood surround, radiator, and UPVC double glaze window to the front elevation.

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, plumbing and space for a washing machine and further appliance spaces. Radiator 3 UPVC double glazed windows and a door to the side.

## BEDROOM

UPVC double glazed window to the rear side elevation, radiator.

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## SHOWER ROOM

Enclosed shower, low flush wc, Wash hand basin, radiator and a UPVC double glazed window.

## OUTSIDE

Front lawn and a side drive down to a single garage. Good size rear garden with lawns, borders with shrubs and plants, paved seating area summer house and a greenhouse.

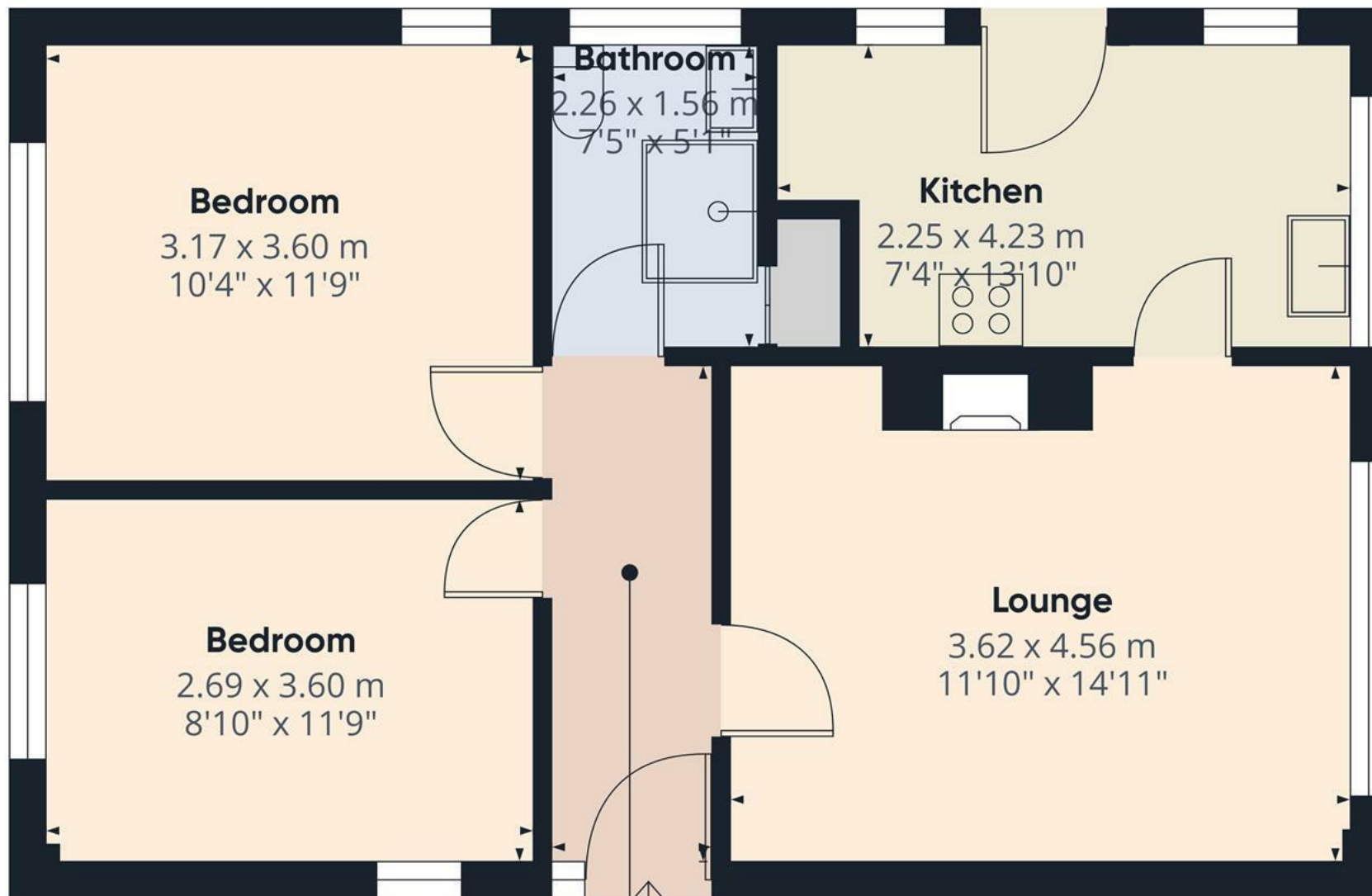












**Bedroom**

3.17 x 3.60 m  
10'4" x 11'9"

**Bathroom**

2.26 x 1.56 m  
7'5" x 5'1"

**Kitchen**

2.25 x 4.23 m  
7'4" x 13'10"

**Bedroom**

2.69 x 3.60 m  
8'10" x 11'9"

**Lounge**

3.62 x 4.56 m  
11'10" x 14'11"

**Hallway**

3.60 x 1.20 m  
11'9" x 3'11"



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

54.8 m<sup>2</sup>

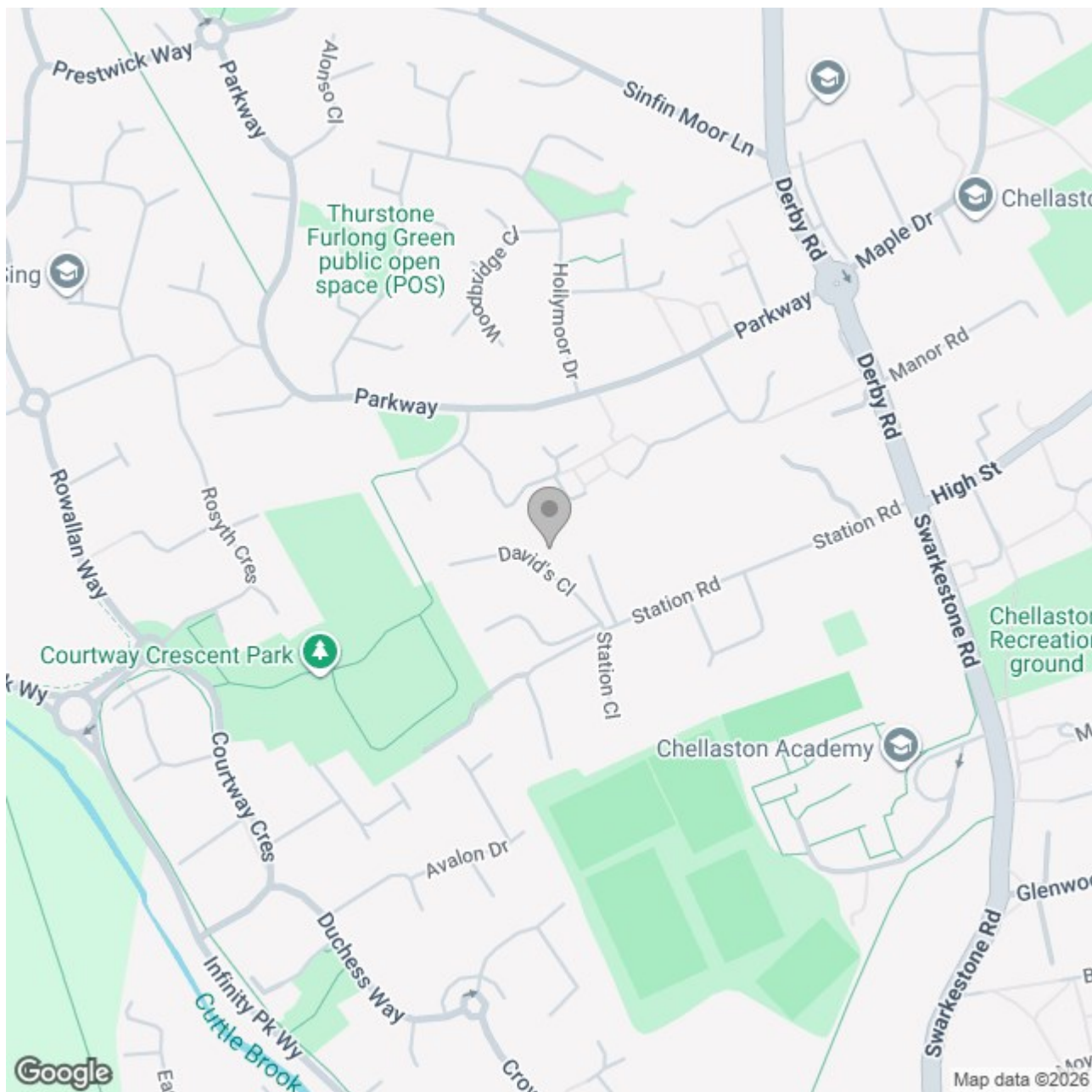
589 ft<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 