





A two bedroom semi detached bungalow having generous driveway providing parking facility, gas central heating and double glazing throughout. The property benefits from two well proportioned bedrooms, good sized conservatory and is close to a range of local amenities and transport links. Viewing is highly recommended strictly via appointment only.



The Accommodation

Entrance hall

With central heating radiator, loft hatch and doors leading off to:

Lounge Diner

With central heating radiator, double glazed windows to the rear elevation and a double glazed sliding door to the conservatory.

Kitchen

With a selection of base units having a preparation work surface, sink with mixer tap, space for cooker and washing machine, double glazed windows to the to the rear elevation and a double glazed side door.

Bedroom two

With central heating radiator and a double glazed window to the front elevation.

Master Bedroom

With central heating radiator, double glazed window to the front elevation and a selection of built in wardrobes.

Shower Room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail, tiled walls and a double glazed window to the side elevation.

Conservatory

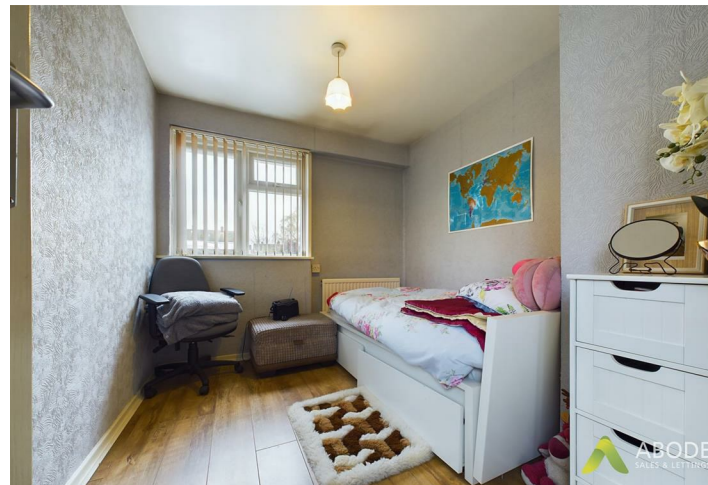


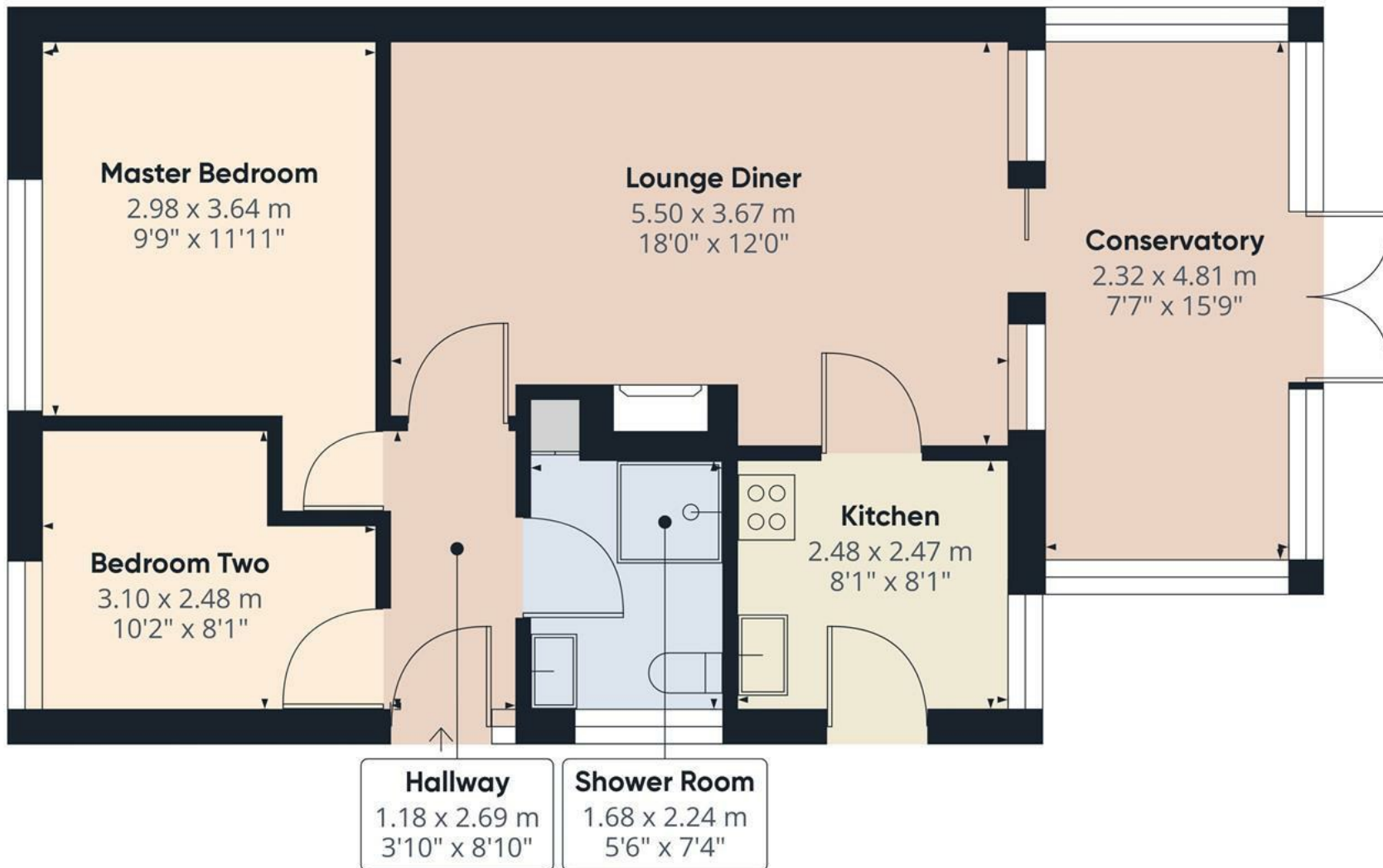
With double glazed windows to the side and rear elevation and double glazed french doors leading out onto the garden.

Outside

The outside of the property to the front elevation offers a driveway providing ample parking facility. The rear elevation offers a laid to lawn garden enclosed via timber fencing.



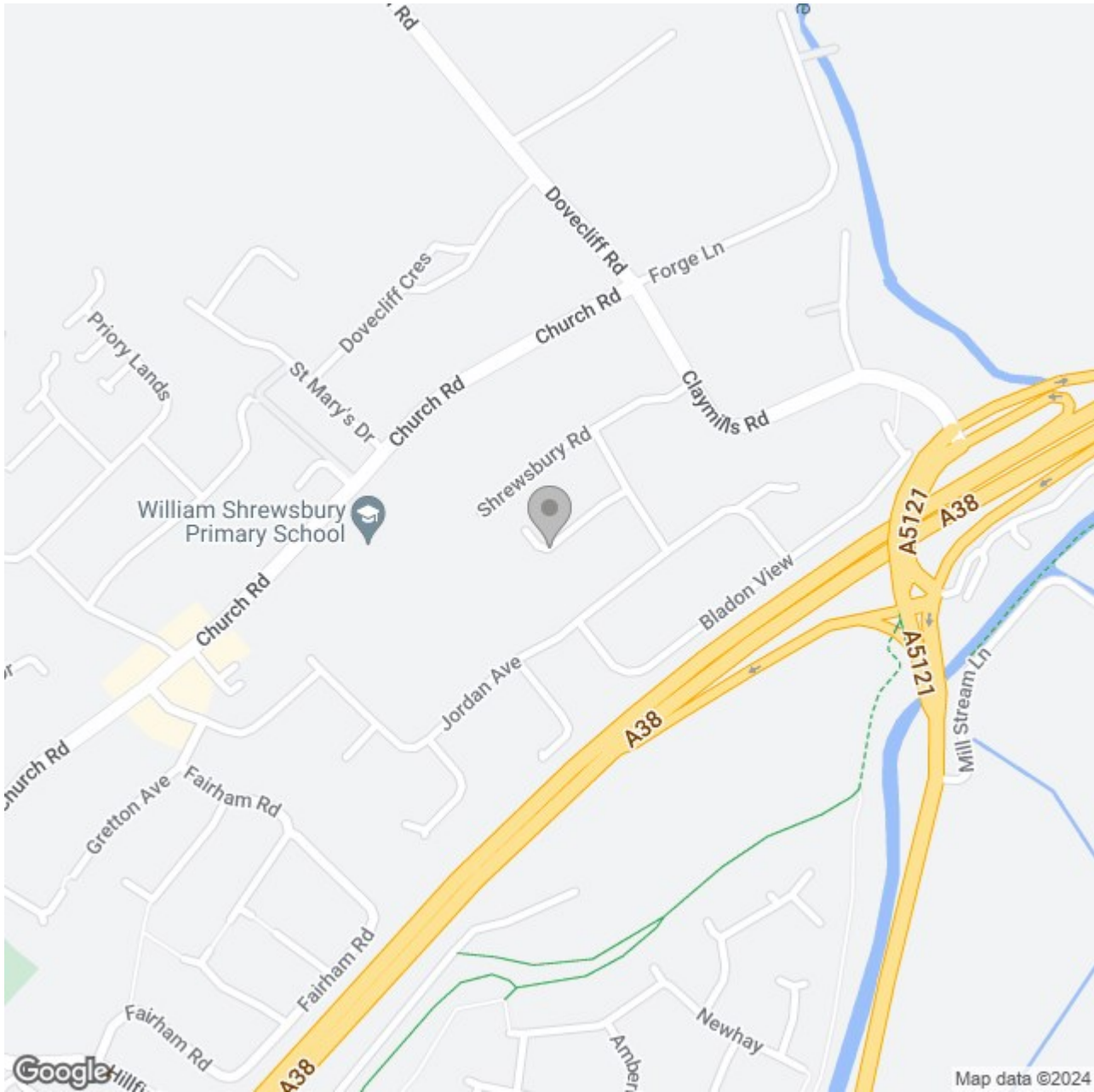




Approximate total area⁽¹⁾
63.65 m²
685.09 ft²

(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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	