





**\*\*360 VIRTUAL TOUR\*\*** A two bedroom detached bungalow, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from off street parking, two well proportioned bedrooms, garage and a modern shower room. Viewing is highly recommended strictly via appointment only.



#### Entrance hall

With wall mounted electric heater and doors leading off to:

#### Lounge Diner

With wall mounted electric heater, double glazed window to the front elevation, marble surround with inset gas fire.

#### Kitchen

With a selection of matching wall and base units having a roll edge preparation work surface, space for cooker and washing machine, under counter drawers, single bowl sink with mixer tap and drainer, wall mounted electric heater, double glazed windows to the rear and side elevation and a double glazed rear access door.

#### Master Bedroom

With a selection of fitted wardrobes and drawers, wall mounted electric heater and a double glazed window to the rear elevation.

#### Bedroom Two

With wall mounted electric heater and a double glazed window to the front elevation.

#### Shower Room

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

#### Outside



The outside of the property to the front elevation offers a block paved driveway providing parking facility, which leads to a gated entry to the garage and rear garden. The rear elevation offers a patio area ideal for seating with steps leading to a further seating area.







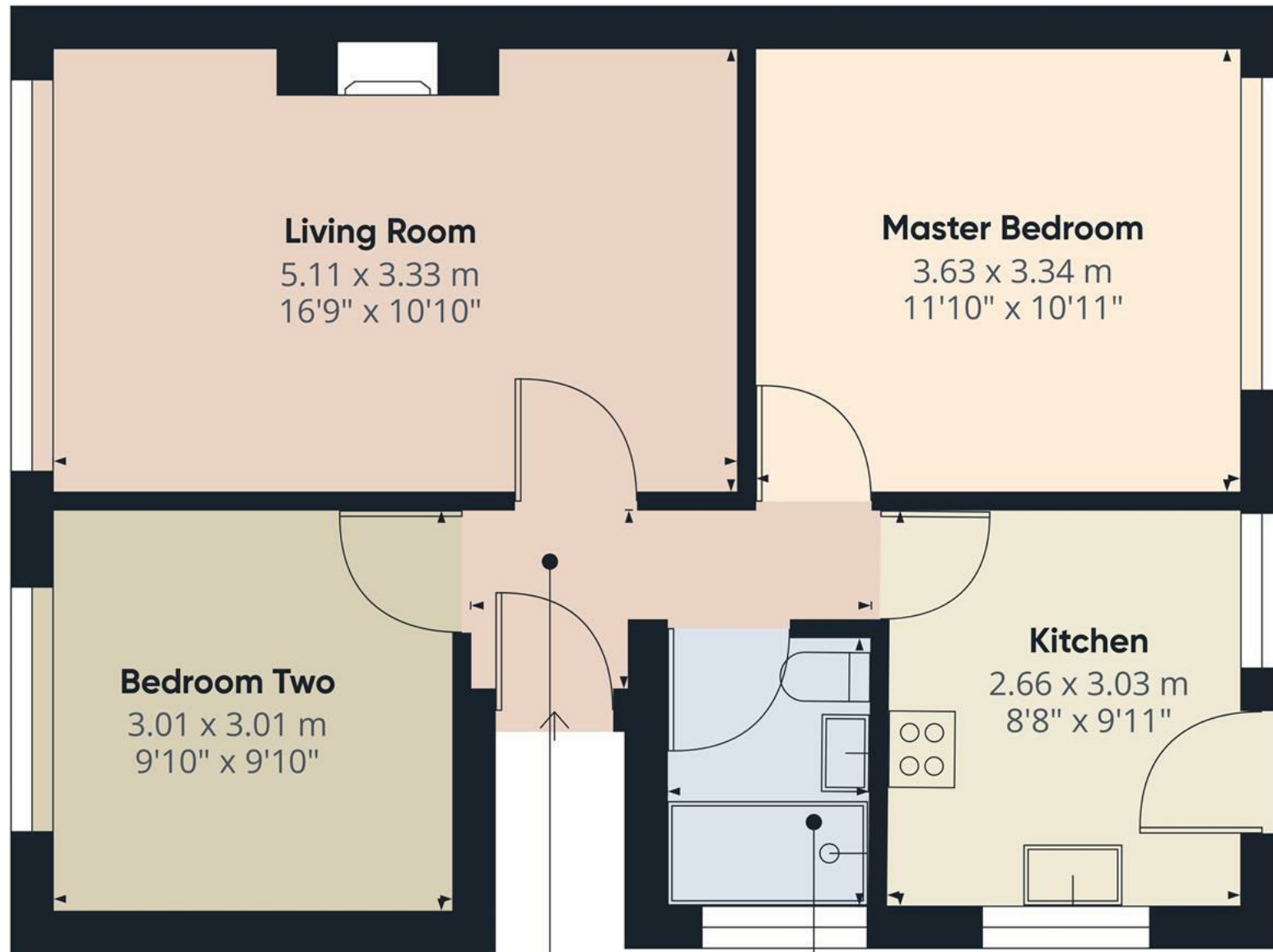












**Living Room**  
5.11 x 3.33 m  
16'9" x 10'10"

**Master Bedroom**  
3.63 x 3.34 m  
11'10" x 10'11"

**Bedroom Two**  
3.01 x 3.01 m  
9'10" x 9'10"

**Kitchen**  
2.66 x 3.03 m  
8'8" x 9'11"

**Hallway**  
2.98 x 1.36 m  
9'9" x 4'5"

**Shower Room**  
1.64 x 2.07 m  
5'4" x 6'9"

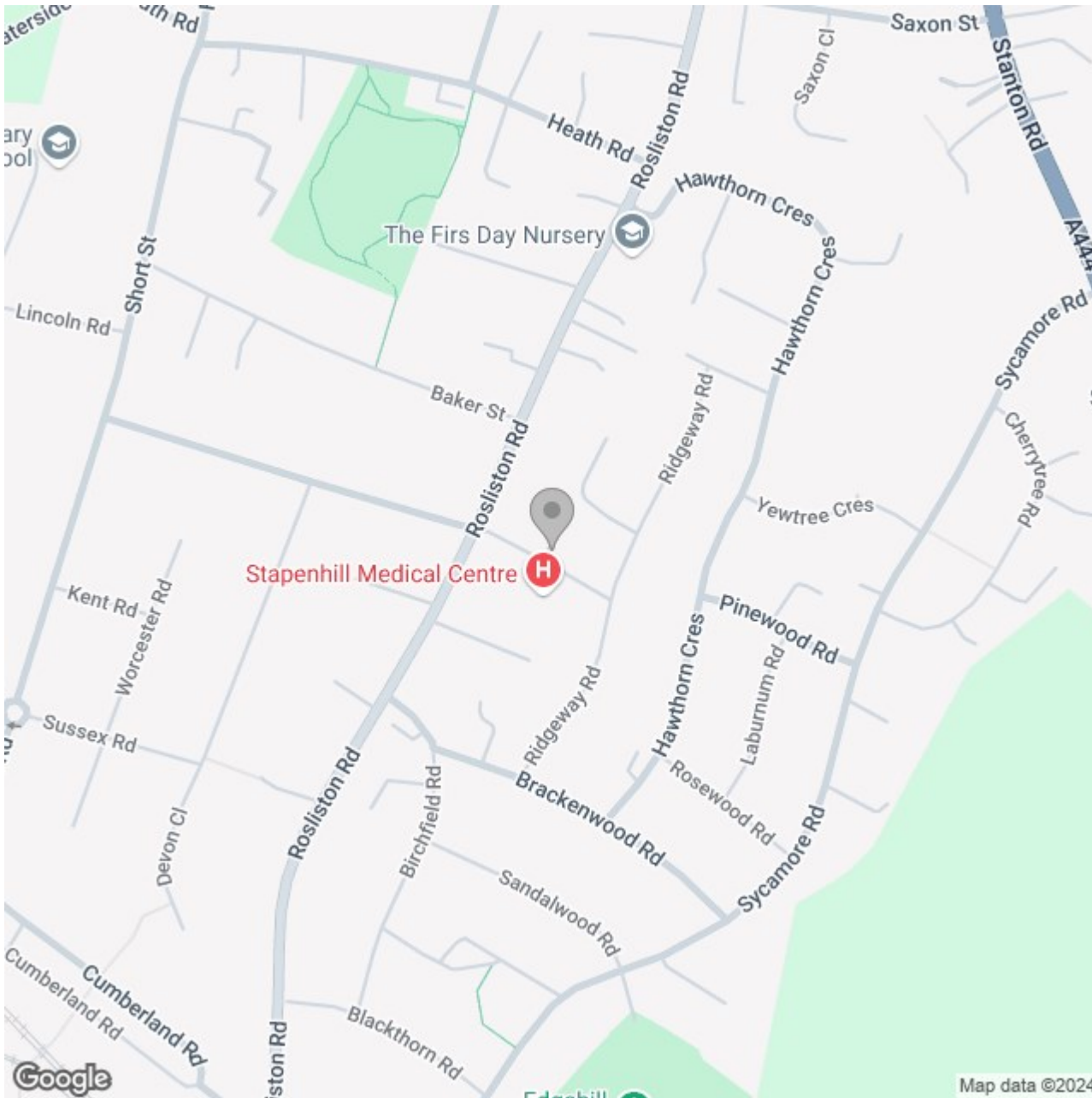
Approximate total area<sup>(1)</sup>  
53.74 m<sup>2</sup>  
578.48 ft<sup>2</sup>

(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.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</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	