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Abode are delighted to offer for sale this well presented two bedroom semi-detached bungalow, ideally located in the sought-after Market Town of Melbourne. The property is within easy reach of local shops, schools, and amenities, and just a short drive from the A50, providing excellent commuter links.

Boasting front and rear gardens, off-road parking for multiple vehicles, and spacious living accommodation, this home also features a modern fitted shower room. In brief, the property comprises an entrance hallway, kitchen, living room, two bedrooms, and a stylish shower room.



Perfect for those looking to downsize, this property offers a comfortable and convenient lifestyle. An early viewing is highly recommended!

### Entrance Hallway

UPVC double glazed door leading in from the front, loft access, storage cupboard, central heating radiator.

### Kitchen

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, built in electric cooker with gas hob, extractor hood above and tiled splashback. Space and plumbing for a washing machine and fridge freezer, central heating radiator, UPVC double glazed window to the rear elevation.

### Living Room

UPVC double glazed sliding patio doors leading out into the garden, central heating radiator, mantle and hearth.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

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UPVC double glazed window to the front elevation, central heating radiator.

### Shower Room

Modern suite comprising;- shower cubicle with glass shower screen, WC and wash hand basin. Partially tiled walls, UPVC double glazed window to the side elevation, central heating radiator.

### Outside

To the front of the property there is off road parking for several cars leading to the carport. The front garden is laid to lawn with mature borders. The enclosed rear garden offers a paved area



surrounding the property, leading to the lawn which in turn offers mature borders comprising trees and shrubs. Wooden shed and gated access to the front.







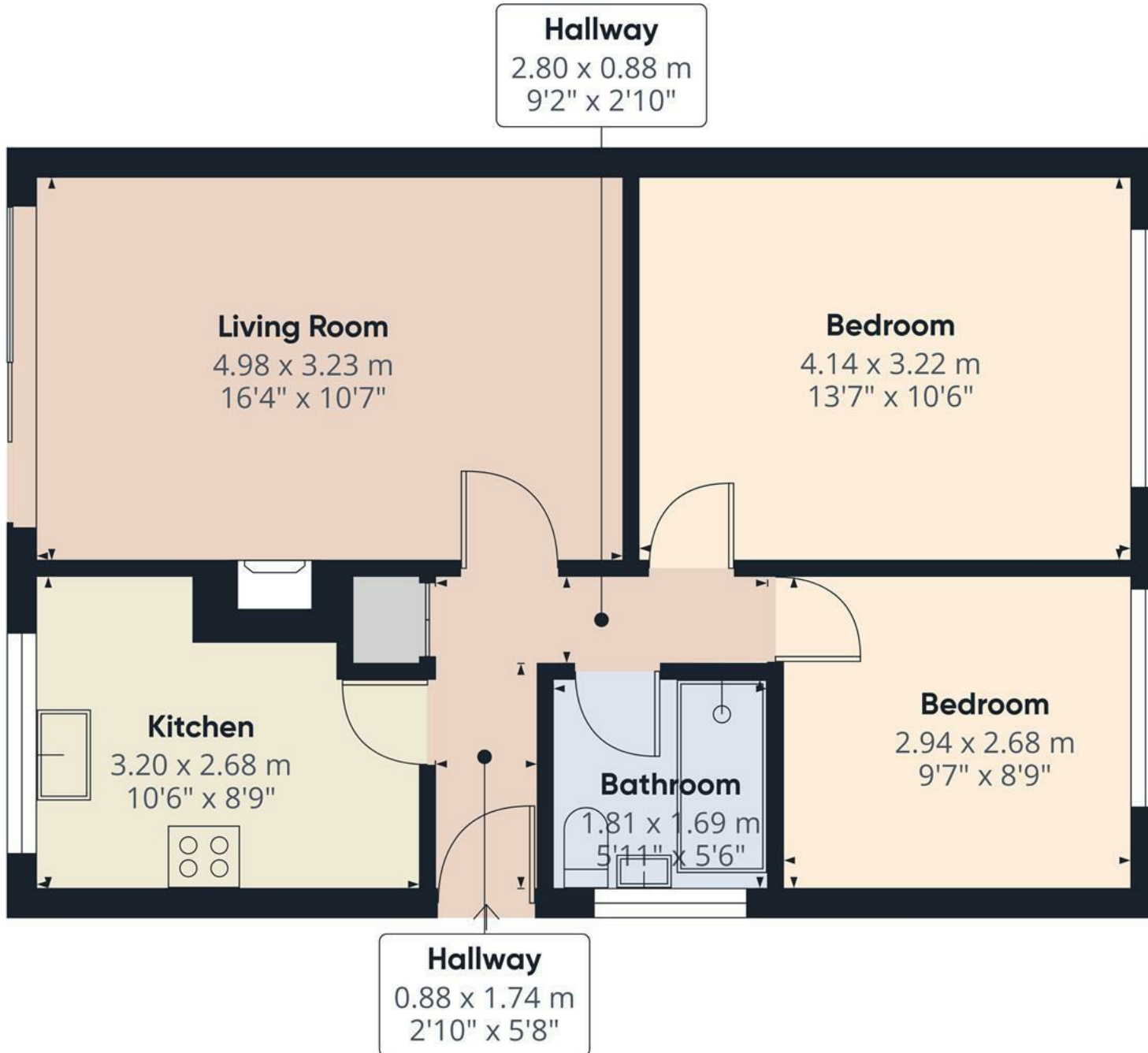












**Approximate total area<sup>(1)</sup>**  
52.82 m<sup>2</sup>  
568.55 ft<sup>2</sup>

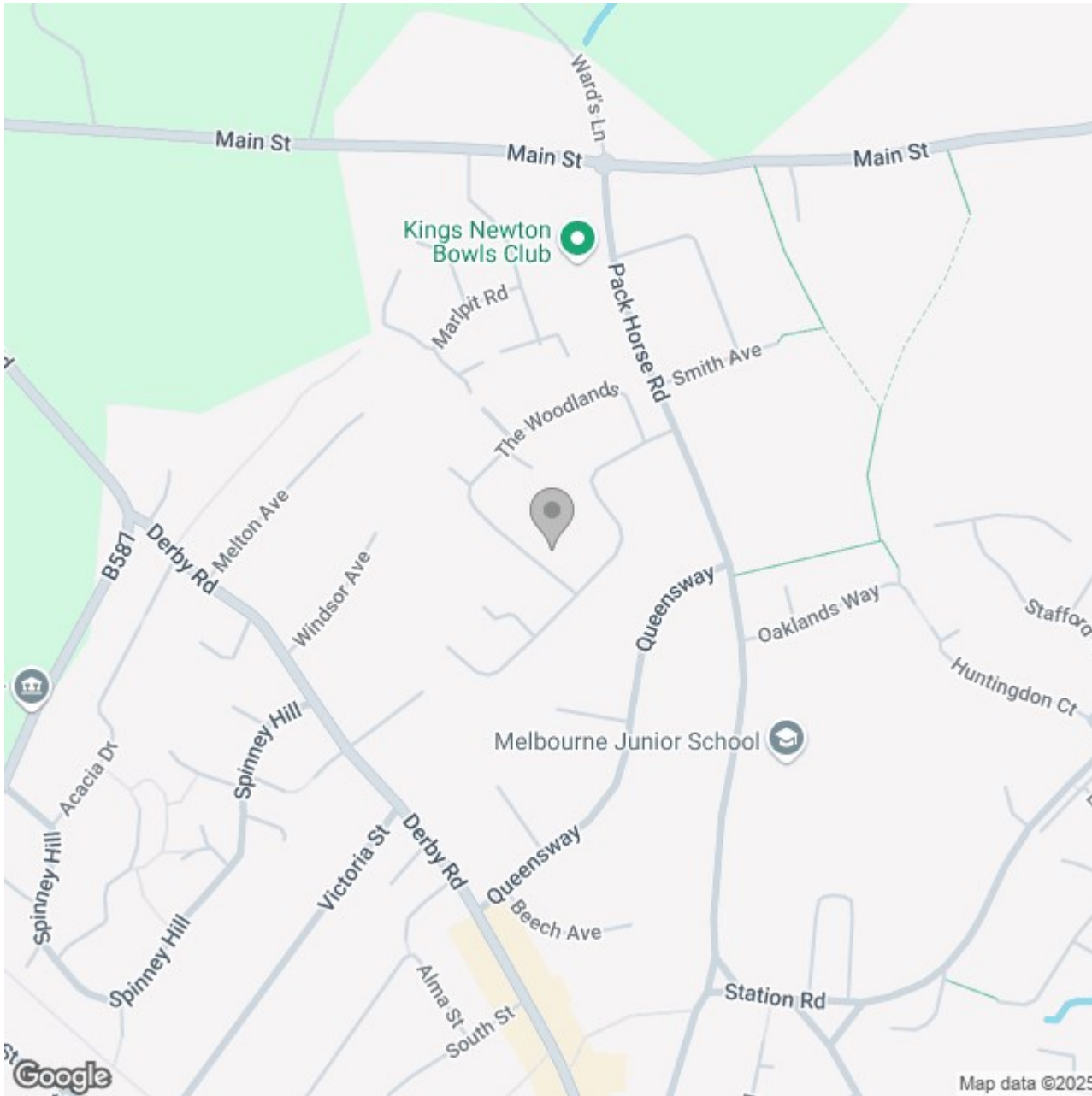
(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

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