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Property Experts



Bigbury Close
CV3 5AJ

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* TOTALLY REFURBISHED 2 BEDROOM LINK DETACHED BUNGALOW * PLEASANT ELEVATED POSITION TO THE SOUTH OF THE CITY * IMMACULATEDLY PRESENTED * GAS CENTRAL HEATING & DOUBLE GLAZED * REFITTED KITCHEN WITH HOB & OVEN ** REFURBISHED PART TILED SHOWER ROOM * EXCELLENT ACCESS TO BRICK GARAGE * EASILY MAINTAINED GARDENS * VIEWING HIGHLY RECOMMENDED

Enjoying a private position at the top of a Cul-de-sac with open aspect to the front, here is a superbly presented 2 bedroom link detached bungalow totally refurbished over the past two years which is a credit to the present owners warranting an internal inspection to be fully appreciated.

The bungalow has a light airy feeling approached via a composite entrance door to the Entrance hall with access to the part boarded loft space with pull down ladder and recently replaced loft insulation. The double doors lead to the Attractive extended lounge/diner with a feature gas fire and French doors opening out to the rear garden, there is a sun room overlooking the garden, a Refitted kitchen with integrated appliances to include a washer/dryer, oven with an induction hob and a fridge/freezer. There are two spacious double bedrooms and a part tiled shower room.

The gardens are easily maintained with a brick pavior terrace in the front garden to relax for a morning coffee with side access through to the private enclosed rear garden with a summer house having power. The brick garage is detached at the front of this delightful bungalow with a parking space to the front, there is also multiple parking options on the long drive leading up to the property.







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Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen

2.90m x 2.59m

Bedroom

4.24m x 3.61m

Bedroom

3.43m x 2.44m

Shower Room

Lounge

4.67m x 4.06m

Dining Room

2.84m x 2.64m

Sun Room

4.29m x 2.11m

OUTSIDE

Garage

5.36m x 2.79m

Floor Plan



Total area: 980.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

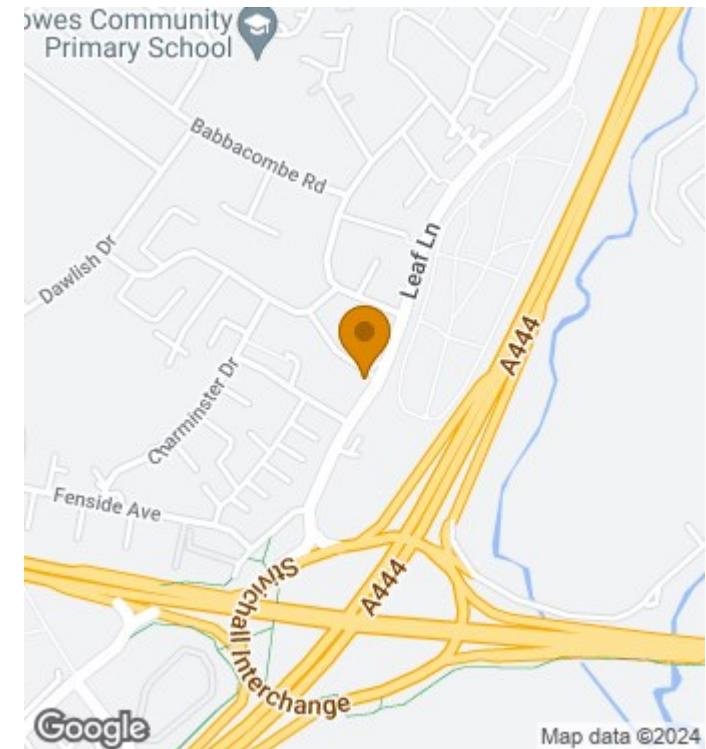
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

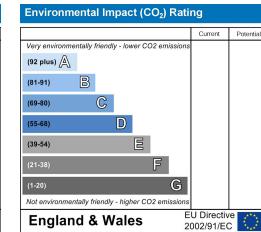
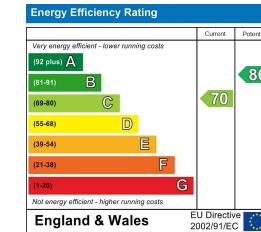
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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