



SOLD
PRIOR TO MARKET



ESTATE AGENTS

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Offers In Excess Of £300,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents are delighted to bring to the market this CHAIN FREE TWO BEDROOM DETACHED BUNGALOW, in this sought after location occupying a relatively level plot with LEVEL FRONT ACCESS, driveway, GARAGE, double glazing, gas central heating and WRAP AROUND GARDEN.

Accommodation comprises of a I-shaped entrance hall, LOUNGE/DINER, kitchen, TWO BEDROOMS, WET ROOM STYLE SHOWER ROOM and separate wc.

The property is conveniently positioned within easy reach of amenities within Little Ridge, bus routes and the Conquest Hospital which is located nearby.

Viewing is highly recommended, please call now to arrange your appointment to view.

DOUBLE GLAZED FRONT DOOR

Opening to:

L-SHAPED ENTRANCE HALL

A welcoming space with oak flooring, radiator, coved ceiling, built in storage, hatch providing access to loft space, consumer unit for electrics.

LOUNGE-DINER

19'4 x 12'6 (5.89m x 3.81m)

Oak flooring, coved ceiling, two radiators, fireplace, television point, double glazed window to the front.

KITCHEN

12'2 x 10'4 (3.71m x 3.15m)

Range of matching eye and base level cupboards and drawers with work surfaces over, tiled splashbacks, inset drainer sink unit with mixer tap, integrated under counter fridge and separate freezer, integrated dishwasher, cupboard concealed boiler, integrated washing machine, four ring gas hob with cooker hood over, oven and grill below, double glazed window to rear aspect with views over the garden, double glazed door opening to side providing access to the garden.

BEDROOM

13'1 x 10'11 (3.99m x 3.33m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views over the garden.

BEDROOM

11'7 x 10'2 (3.53m x 3.10m)

Built in wardrobes, wood laminate flooring, radiator, double glazed window to front aspect.

WC

Dual flush low level wc, radiator, double glazed window with patterned glass to side aspect, wash hand basin with tiled splashback.

WET ROOM

Wash hand basin, heated towel rail, electric shower, non slip flooring, fully tiled walls, hand rail, fitted shower seat.

FRONT GARDEN

The property is accessed via the corner of Laleham Close and Towerscroft Avenue. Wrap around garden extending to the front and side of the property which is laid to lawn, block paved path with handrail with one step up to the front door, range of mature plants and shrubs which align with the path, gated access to garden, outside lighting, driveway.

REAR GARDEN

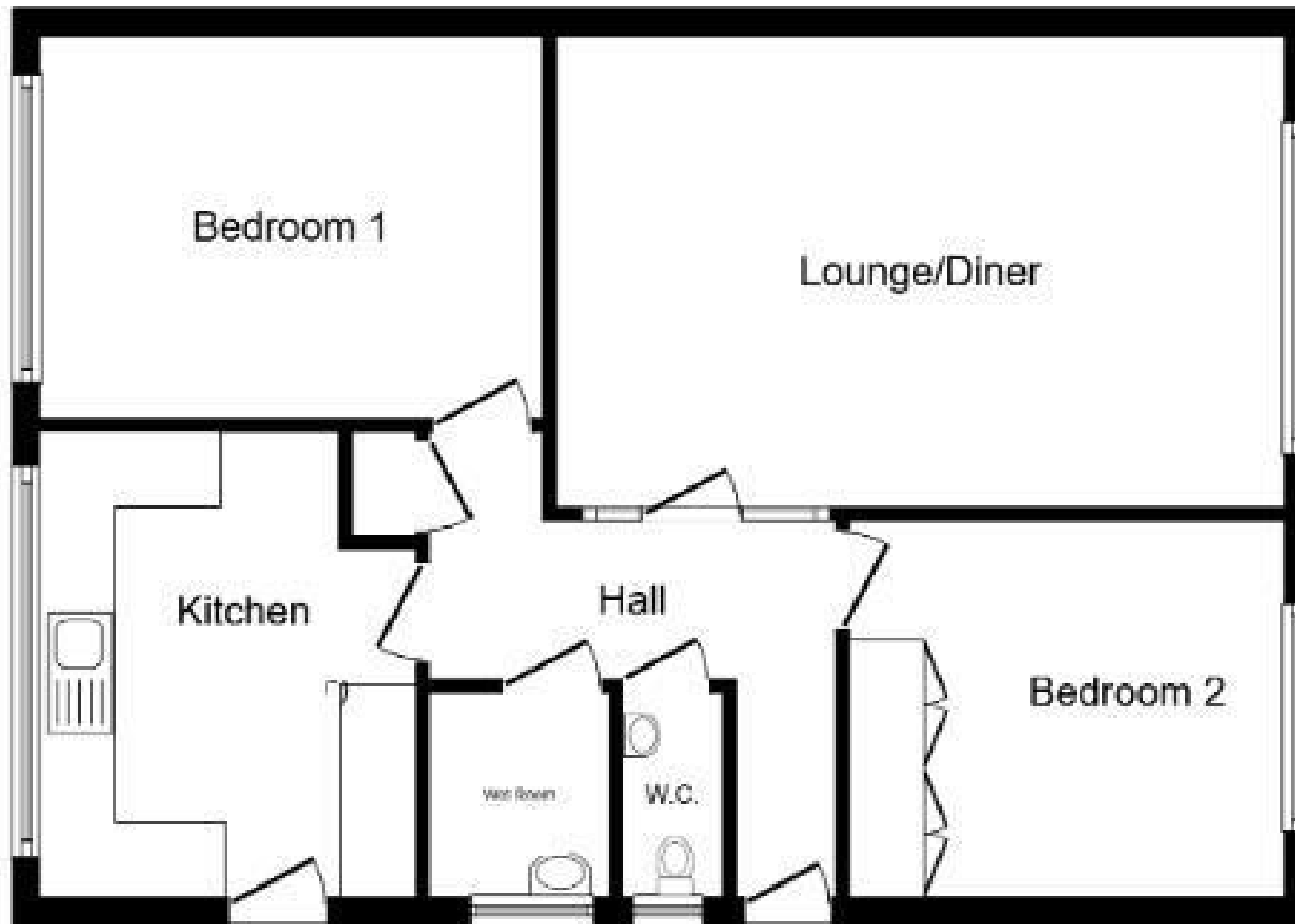
Decked patio abutting the property with an area of lawn, gated access to Laleham Close and additional access to front, further decked patio with wooden pergola in corner. Additional area of garden which is fully enclosed and has a variety of mature plants and shrubs.

GARAGE

Accessed via Laleham Close, personal door to rear garden.

Council Tax Band: C





Floor Plan

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	