



ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents welcome to the market this OLDER STYLE, TWO BEDROOM, SEMI-DETACHED BUNGALOW with OFF ROAD PARKING and LARGE WRAP AROUND GARDEN, tucked away in a RARELY AVAILABLE cul-de-sac location.

The property offers well-presented accommodation comprising a welcoming entrance hall, spacious DUAL ASPECT LIVING ROOM, open plan KITCHEN-DINING ROOM, separate UTILITY/ STORE ROOM, TWO LARGE DOUBLE BEDROOMS and a lovely family bathroom with shower over bath. The property has gas fired central heating, double glazing, a block paved drive providing OFF ROAD PARKING for multiple vehicles and features a lovely WRAP AROUND GARDEN mainly laid to lawn with various seating areas, enjoying a PLEASANT OUTLOOK.

Positioned within easy reach of local amenities and popular schooling establishments. This cul-de-sac is renowned for being a sought-after and quiet region of the town.

Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Radiator, wood flooring, loft hatch, wall mounted thermostat control for gas fired central heating, coving to ceiling, doors to:

DUAL ASPECT LOUNGE

18'2 x 12'4 (5.54m x 3.76m)

Wood flooring, two radiators, television point, double glazed window to side, double glazed windows and French doors to rear aspect enjoying a pleasant outlook and access onto the wrap around garden.

KITCHEN-DINING ROOM

15'5 x 11'4 (4.70m x 3.45m)

Fitted with a range of base level cupboards and drawers, solid wood worksurfaces and tiled splashbacks, six ring gas cooker with double oven and grill, fitted cooker hood, inset drainer-sink unit with mixer tap, space for

appliances, ample space for dining table, radiator, coving to ceiling, double glazed window to front, double glazed French doors to rear providing access to the wrap around garden.

BEDROOM

14'4 x 9'6 (4.37m x 2.90m)

Wood flooring, two fitted double wardrobes, coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

13'9 x 10'5 (4.19m x 3.18m)

Wood flooring, coving to ceiling, radiator, double glazed windows to side and rear aspects.

BATHROOM

Part tiled walls, tiled flooring, P shaped panelled bath with mixer tap and shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, double glazed obscured glass window to the side/ rear aspect.

UTILITY/ STORE ROOM

6'1 x 5'1 (1.85m x 1.55m)

Fitted shelving, worksurface with space for under counter appliances.

OUTSIDE - FRONT

The property occupies a lovely position, tucked away in a quiet cul-de-sac and approached via a block paved drive providing off road parking, block paved pathway leading to the front door, gated side access to the wrap around garden, an area laid with pebbles and planted borders with mature plants and shrubs.

GARDEN

Extending off the side and rear, mainly laid to lawn with pleasant views, gated side access to the driveway, offering plenty of outdoor space for the garden enthusiast or families, with plenty of plants and shrubs. Enjoying plenty of sunshine throughout the day, with a patio seating area directly outside the lounge and another accessible via the kitchen-dining room. There is also undercroft storage offering a useful practical storage space.

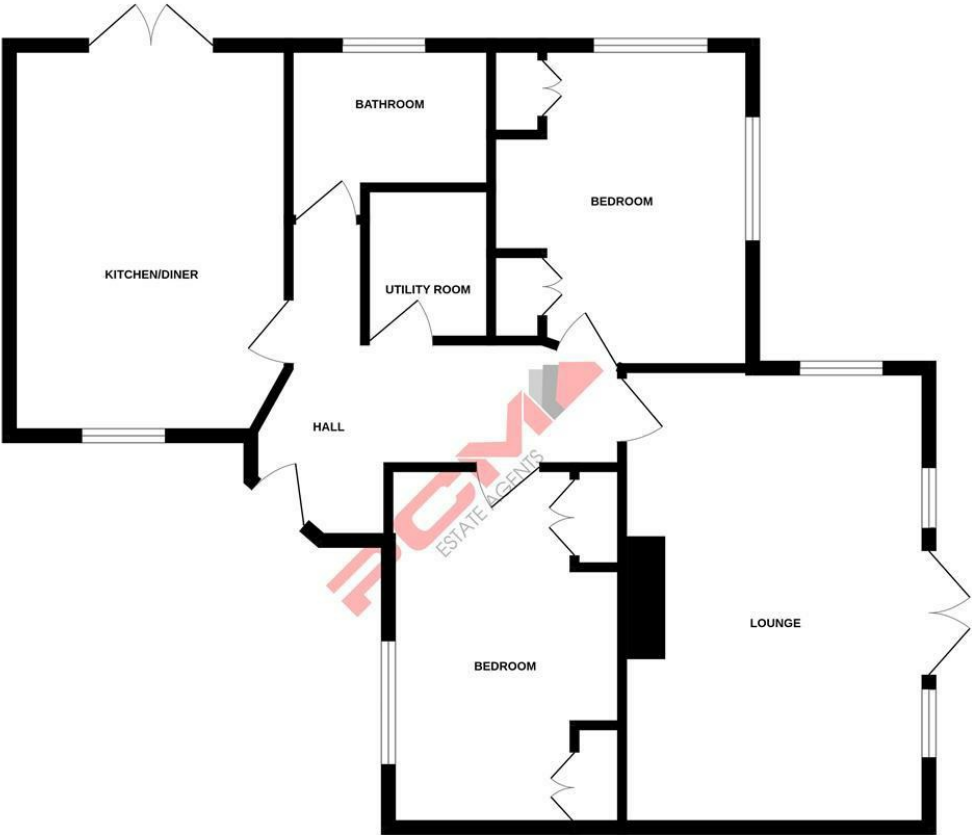
Council Tax Band: C







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

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.