



Situated in one of the University area's most sought-after roads is this delightful detached bungalow that offers the opportunity to improve and upgrade to create a lovely home in a choice address. The property features a gated driveway and a rose-lined pathway leading to the front door, which opens onto a panelled hallway. The accommodation is adaptable and flexible with the option of 3 bedrooms and 2 reception rooms that are complemented by a 160' rear garden. The property is within walking distance of the University campus, local shops, bus routes and the hospital, with the riverside shops and restaurants of the Oracle and the mainline station within convenient reach. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Detached bungalow
- 3 Bedrooms
- Living room with fireplace and door to garden
- Dining room with oval stained glass feature windows
- Opportunity to refurbish and upgrade with no onward chain
- Gated driveway with garage; 160' Garden





Council tax band F

Council- RBC

Description

Additional information:

Parking

The property has a gated driveway leading to a single garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

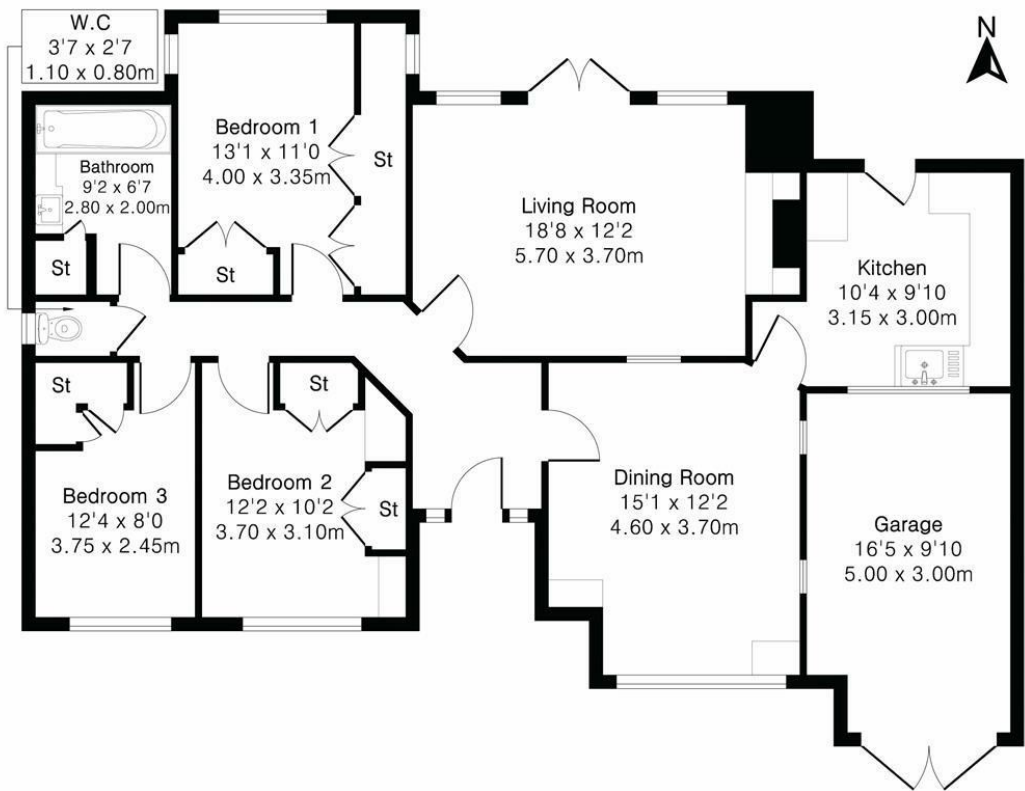
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Garden

The rear garden extends to approximately 160' and incorporates a paved patio with rear door access to the garage and a number of storage areas.

Floorplan

Approximate Gross Internal Area 1215 sq ft - 113 sq m
"Including Garage"



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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