

# The Beeches

Park Street, AL2 2NL



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Guide Price £385,000

- No Upper Chain
- Two Bedrooms
  - Bungalow
  - Over 55's
- Kitchen with Integrated Appliances
  - Bathroom
  - Residents Parking
- Patio Area backing onto River Ver
  - EPC Rating - D
  - Council Tax Band - C





# The Beeches

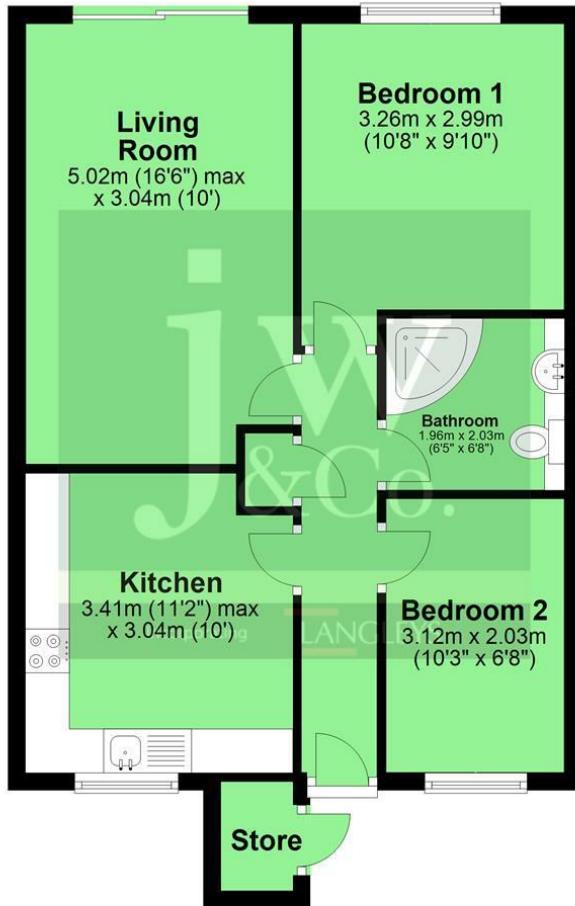
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Rarely available comes this two bedroom terraced bungalow located along The Beeches in Park Street, exclusively for the Over 55's and offered with no upper chain. Internally the property comprises two bedrooms, kitchen with integrated appliances, living room and bathroom suite. Externally there is access to well-maintained gardens that offer fantastic views over the River Ver. There is also ample parking to the front and nearby for residents.

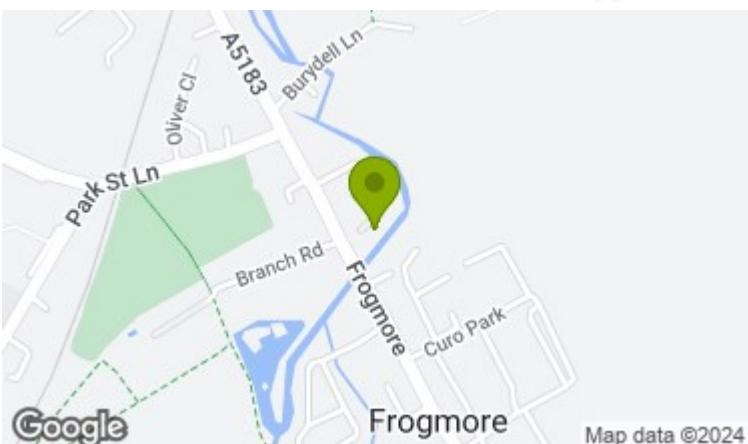


## Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 sq. feet)



Map data ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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### Entrance Hallway

**Kitchen**  
11'2" x 9'11" (3.41 x 3.04)

**Living Room**  
16'5" x 9'11" (5.02 x 3.04)

**Bedroom One**  
10'8" x 9'9" (3.26 x 2.99)

**Bedroom Two**  
10'2" x 6'7" (3.12 x 2.03)

**Bathroom**  
6'5" x 6'7" (1.96 x 2.03)

**Maintenance Charge**  
£237.45 every 6 months