



Moor Close Road,

£215,000

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** CONSERVATORY ****

**** SOLAR PANELS ** GARDENS, PARKING & GARAGE ** IDEAL FOR SOMEONE DOWNSIZING ****

Situated on this popular residential development is this two-bedroom semi-detached bungalow, ideally positioned within easy reach of Queensbury Village, local shops, amenities and bus routes.

Perfectly suited to those looking to downsize, the property benefits from GCH, DG, an alarm system and solar panels. The accommodation briefly comprises an entrance hallway, spacious lounge/diner, kitchen, two bedrooms, shower room and conservatory.

Externally, the property enjoys lawned and well-stocked gardens, together with a driveway providing off-road parking and leading to an attached garage.



Hallway
Radiator.

Kitchen
6'2" x 8'1" (1.88m" x 2.46m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, integrated fridge, integrated microwave and radiator.

Lounge
17'4" x 11'3" (5.28m" x 3.43m")
Log effect gas fire and radiator.

Bedroom One
13'5" x 9'0" (4.09m" x 2.74m")
Built in wardrobes & drawers, and radiator.

Bedroom Two
7'5" x 9'4" (2.26m" x 2.84m")
Radiator.

Conservatory
8'8" x 7'9" (2.64m" x 2.36m")
Access via bedroom two.
French door leading to rear.

Shower Room
Three piece suite comprising walk in shower, low flush wc, pedestal wash basin, extractor fan and radiator.

Exterior
Landscaped garden to rear with driveway leading to an attached garage.

Council Tax Band
C

Tenure
FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

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