



**Kings Road, Wrose,**

**£210,000**

**\*\* SEMI DETACHED BUNGALOW \*\* TWO BEDROOMS \*\* POPULAR LOCATION \*\*  
\*\* NO CHAIN \*\* WET ROOM \*\* GARDENS, GARAGE & PARKING \*\* LEVEL ACCESS \*\***

Available with vacant possession is this delightful two bedroom semi detached bungalow.

Occupying a much sought after residential position.

Benefits both gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, fitted kitchen, two bedrooms, wet room and separate wc.

To the outside there are flat level gardens, driveway and garage.





Entrance

Hall

With radiator.

Kitchen

1'8" x 9'11" (0.51m x 3.02m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, integrated fridge/freezer, plumbing for auto washer.

Lounge

14' x 13'3" (4.27m x 4.04m)

Bedroom One

12'11" x 9'6" (3.94m x 2.90m)

With built in wardrobe, radiator and double glazed window.

WC

With low suite wc.

Bedroom Two

9'8" x 8'1" (2.95m x 2.46m)

With built in wardrobe, radiator and double glazed window.

Wet Room

With walk-in shower, low suite wc, pedestal wash basin, tiled walls, radiator and double glazed window.

Exterior

To the outside there are gardens to both front and rear, ample driveway parking and a detached garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through Morrisons roundabout, upon reaching Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn right onto King's Rd and the property will shortly be seen on the left displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

