



**Kings Road, Wrose,
Reduced To £215,000**

**** SEMI DETACHED BUNGALOW ** TWO/THREE BEDROOMS ** CONSERVATORY **
** ADJOINING CRICKET FIELD ** GARDENS & GARAGE ** NO CHAIN ****

Occupying one of the most sought after positions in the locality and available with vacant possession, is this two/three bedroom semi detached bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises entrance porch, reception hall, lounge, kitchen, two/three bedrooms (bedroom two/dining room gives access to conservatory), conservatory and bathroom.

To the outside are good sized gardens and garage.



Entrance Porch
Storage cupboard.

Reception Hall
Radiator.

Lounge
15'2" x 11'1" (4.62m" x 3.38m")
Coal effect electric fire with feature fireplace surround and radiator.

Kitchen
9'1" x 8'0" (2.77m" x 2.44m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric cooker, part tiled and radiator.

Bathroom
White three piece suite comprising panel bath, pedestal wash basin, low flush wc, part tiled and radiator.

Bedroom One
12'0" x 9'8" max (3.66m" x 2.95m" max)
Fitted wardrobes and radiator.

Bedroom Two/Reception Room Two
9'10" x 9'5" (3.00m" x 2.87m")
Radiator and patio doors leading to conservatory.

Conservatory
Laminate wood floor and upvc french doors leading to rear garden.

Bedroom Three
6'9" max x 7'3" (2.06m" max x 2.21m")
Built in wardrobes and radiator. (wardrobes would need to be removed to fit a single bed)

Exterior
Lawned and bedded gardens to both front and rear together with a driveway to the side leading to a detached 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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 EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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