



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered to the market with no onward chain, this fully refurbished three bedroom semi detached bungalow is located in a popular residential area just a short distance from the town centre. The accommodation comprises an open plan living room and kitchen with sliding doors leading to the conservatory, utility room, three bedrooms and a modern shower room. Externally, the property benefits from an enclosed paved garden to the front with established flower beds and an enclosed courtyard garden to the rear. Off road parking is available to the rear along with a single garage with light and power.

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#### HALLWAY

uPVC door and a radiator.

#### OPEN PLAN LIVING ROOM AND KITCHEN

23'10 x 14'6 (7.26m x 4.42m)

uPVC double glazed window, fitted wall and base units with a marble effect worktop over, four ring induction hob, integral oven and microwave, integral fridge, plumbing for a dishwasher, three radiators, two built in cupboards, wood effect flooring and sliding doors to the conservatory.

#### CONSERVATORY

11'3 x 12'10 (3.43m x 3.91m)

Double glazed sliding door and wood glazed window, skylight, two radiators and wood effect flooring.

#### UTILITY ROOM

6'10 x 3'7 (2.08m x 1.09m)

Two double glazed windows, fitted base unit with a marble effect worktop over, plumbing for a washing machine, radiator and wood effect flooring.

#### REAR HALLWAY

Two uPVC doors, radiator and wood effect flooring.

#### BEDROOM ONE

11'7 x 10'4 (3.53m x 3.15m)

uPVC double glazed window and a radiator.

#### BEDROOM TWO

10'5 x 7'3 (3.18m x 2.21m)

uPVC double glazed window and a radiator.

#### BEDROOM THREE / STUDY

6'4 x 8'1 (1.93m x 2.46m)

uPVC double glazed window and a radiator.

#### SHOWER ROOM

4'11 x 6 (1.50m x 1.83m)

uPVC double glazed window, walk in shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, tiled walls and wood effect flooring.

#### EXTERIOR

To the front and rear are enclosed paved courtyard gardens with established flower beds, with off road parking to the rear.

#### GARAGE

15'5 x 8'9 (4.70m x 2.67m)

Up and over garage door with light and power.

#### NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

What3Words Location: transit.gums.bookcases

