



## Ground Floor



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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NO ONWARD CHAIN – This two bedroom semi detached bungalow is located in a quiet residential area. The accommodation includes an entrance hall, living room, fitted kitchen, two bedrooms, and a modern shower room. Outside, there is a driveway providing off-road parking, a paved front garden, an enclosed rear garden, and a detached garage with light and power. The property also benefits from convenient access to both train and bus public transport links.

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**NO UPWARD CHAIN** – This two bedroom semi detached bungalow is located in a quiet residential area. The accommodation includes an entrance hall, living room, fitted kitchen, two bedrooms, and a modern shower room. Outside, there is a driveway providing off-road parking, a paved front garden, an enclosed rear garden, and a detached garage with light and power. The property also benefits from convenient access to both train and bus public transport links.

### **ENTRANCE HALL**

uPVC entrance door and a built-in cupboard.

### **LIVING ROOM**

14'11 x 11'6 (max) (4.55m x 3.51m (max))

uPVC double-glazed window, gas fire, and radiator.



### **KITCHEN**

11'9 x 8'10 (max) (3.58m x 2.69m (max))

uPVC door and double-glazed window, Fitted wall and base units with wood-effect work surface over, four-ring electric hob, integral oven and grill, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and radiator.



### **INNER HALLWAY**

### **BEDROOM ONE**

10'4 x 11'6 (3.15m x 3.51m)

uPVC double-glazed window, radiator, and fitted wardrobes.



### **BEDROOM TWO / DINING ROOM**

6'10 x 8'10 (2.08m x 2.69m)

uPVC double-glazed window and radiator.

### **SHOWER ROOM**

6'3 x 5'6 (1.91m x 1.68m)

uPVC double-glazed window, walk-in shower cubicle with wall-mounted shower fitting, WC with push flush, wash basin with mixer tap, and radiator.

### **EXTERIOR**

The property offers a paved garden to the front along with a tarmac driveway providing parking for two vehicles as well as access to the garage. To the rear is an enclosed paved garden and shed with power.

### **GARAGE**

17'4 x 9'8 (5.28m x 2.95m)

Electric roller door, uPVC double-glazed window, and light and power.

### **NOTES**

Tenure: Freehold

Council Tax Band: C

EPC Rating: D