



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.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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 well maintained DORMER BUNGALOW is located in the popular residential area of Hallsteads, Dove Holes and comprises an entrance vestibule, hallway, living room, fitted kitchen, utility room, dining room, a double bedroom and a bathroom. To the first floor there is a further bedroom and a dressing room. Externally, the property benefits from a gated tarmac driveway providing AMPLE OFF ROAD PARKING, an enclosed lawned garden with well maintained flower beds and two private patios. A DETACHED GARAGE with light and power is also included.

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VESTIBULE

Timber entrance door.

PORCH

Radiator.

LIVING ROOM

14'5 x 11'7 (4.39m x 3.53m)

uPVC double glazed window, gas fire and a radiator.

KITCHEN

8'6 x 11'1 (2.59m x 3.38m)

uPVC double glazed window, fitted wall and base units, space for a cooker, stainless steel 1.5 bowl sink with a mixer tap over, plumbing for a washing machine and wood effect flooring.

UTILITY ROOM

7'1 x 12'5 (2.16m x 3.78m)

uPVC door and three double glazed windows, radiator and wood effect flooring.

DINING ROOM

11'6 x 11'7 (3.51m x 3.53m)

uPVC double glazed double doors, radiator and stairs to the first floor.

BEDROOM TWO

10'4 x 11'2 (3.15m x 3.40m)

uPVC double glazed window and a radiator.

BATHROOM

6 x 5'5 (1.83m x 1.65m)

uPVC double glazed window, bath with a wall mounted shower over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator and tiled walls and flooring.

FIRST FLOOR

DRESSING ROOM

11'8 x 12'6 (3.56m x 3.81m)

uPVC double glazed window and access to eaves storage.

BEDROOM ONE

11'8 x 10'4 (3.56m x 3.15m)

uPVC double glazed window, radiator, built in cupboard and access to eaves storage.

EXTERIOR

The property features a gated tarmac drive providing ample off road parking, an enclosed lawned garden with well maintained flower beds, and two private patios, as well as a detached garage with electric light and power.

NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

What3Words Location: regard.earphones.reporters

