



Blue Sky SALES • LETTINGS • MANAGEMENT

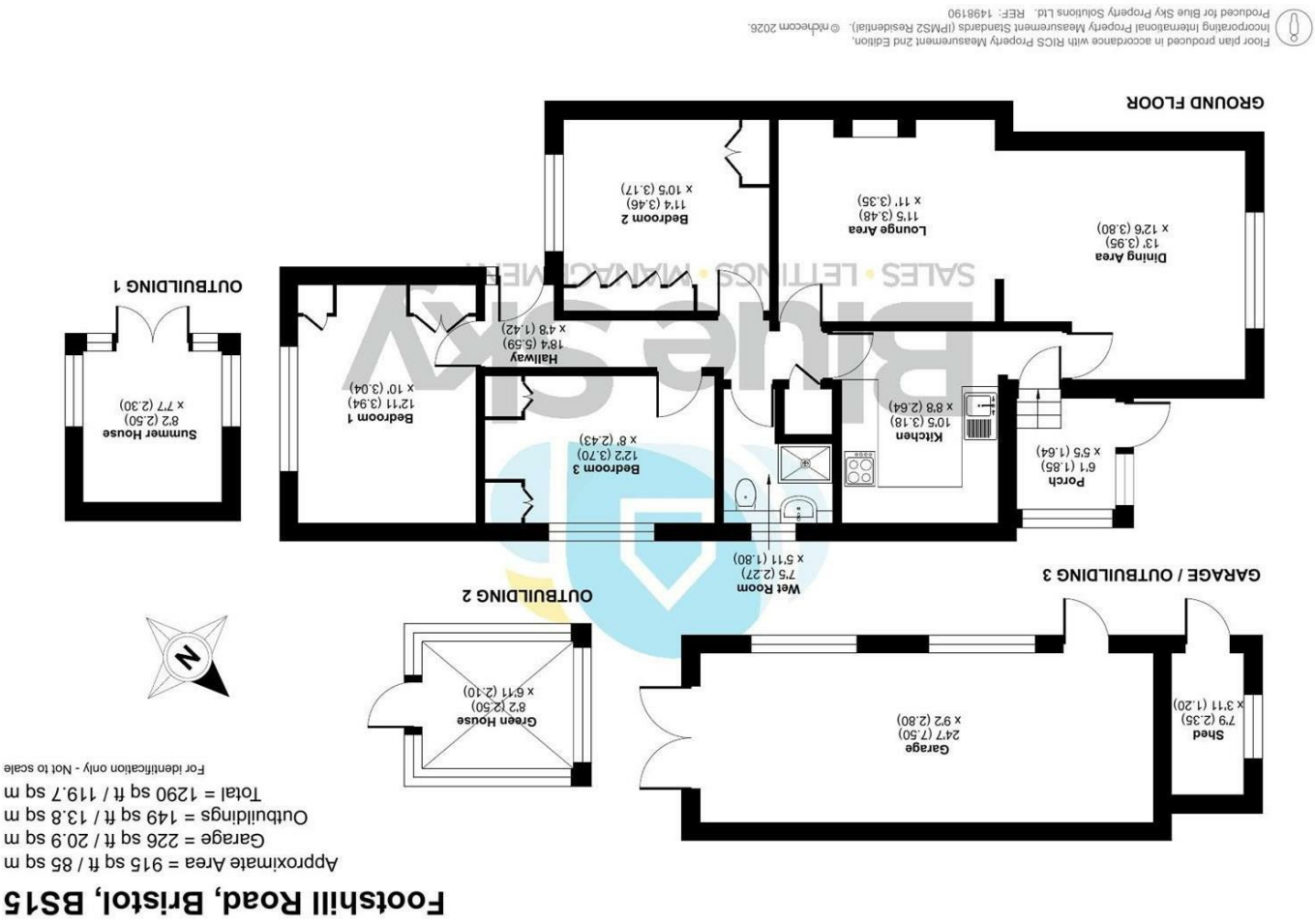
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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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of the crowd.

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Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Generous and glorious garden! Offered with no onward chain! Three Bedroom Bungalow! This delightful home offers a fantastic sized garden and comes offered with no onward chain. The property has been extended and provides well appointed living accommodation, along with an impressive driveway plus garage and car port. If you are looking for one level living, then this home could be the one for you. With three double bedrooms, a good size lounge. dining room, separate kitchen plus a wet room, there is plenty of scope to make this property your own. Kingswood is within easy reach, providing a shopping centre plus lots of other convenient places to visit. Travel routes mean that there is excellent access to nearby towns and cities. The wow factor to this lovely home has to be the rear garden, which is prime for gardeners and families to enjoy. Be sure to arrange your appointment to view!



Hallway
18'4 x 4'8 (5.59m x 1.42m)
Obscured double glazed door to side with panels to one side, picture rail, fuse box, radiator, airing cupboard housing boiler and slatted shelving, door to rooms.

Lounge Area
11'5 x 11' (3.48m x 3.35m)
Door from hallway, single glazed window to lounge aspect, wall light, electric fire set upon a hearth, TV point, wall light, open to dining area, radiator.

Dining Area
13' x 12'6 (3.96m x 3.81m)
Double glazed window to rear, radiator.

Kitchen
10'5 x 8'8 (3.18m x 2.64m)
Double glazed window to rear, a range of wall and base units with work tops over, one and a half bowl sink and drainer, space for under counter fridge and for washing machine, space for cooker, extractor, access to rear porch.

Rear Porch
6'1 x 5'5 (1.85m x 1.65m)
Single glazed and timber door to rear, single glazed windows to rear and side, single glazed roof, power.

Bedroom One
12'11 x 10' (3.94m x 3.05m)
Double glazed window to front, TV point, fitted wardrobes and units, radiator.

Bedroom Two
12'2 x 8' (3.71m x 2.44m)
Double glazed window to front, fitted wardrobes and cupboard with slatted shelving, radiator.

Bedroom Three
11'4 x 10'5 (3.45m x 3.18m)
Double glazed window to side, TV point, fitted wardrobes and dressing table, radiator.

Wet Room
7'5 x 5'11 (2.26m x 1.80m)
Obscured double glazed window to side, fully tiled walls, tiled flooring, shower, extractor W.C., vanity wash hand basin.

Front Garden
Front garden is laid to terraced patio, with driveway providing off street parking for 4/5 vehicles, car port, access to garage, outside tap.

Garage
24'7 x 9'2 (7.49m x 2.79m)
Double timber doors to front, power and light, courtesy door from garden, attached outbuilding

Rear Garden
Mainly laid to lawn with hedging, trees, shrubs, vegetable plots, flower borders, patio area, two green houses, rockery, summerhouse, shed, apple and plum trees.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

