






# 3 Meadowcroft, Rhoose

## £245,000 Freehold

TWO BEDROOM SEMI DETACHED BUNGALOW • A GOOD SIZE BUT MANAGEABLE PLOT • LIVING ROOM, KITCHEN AND SHOWER ROOM/WC • OPEN PLAN FRONT GARDEN • DRIVEWAY AND SINGLE GARAGE (WITH POWER) • ENCLOSED, GOOD SIZE REAR GARDEN • SOUGHT AFTER CUL DE SAC LOCATION • WALKING DISTANCE TO VILLAGE AND RAIL STATION • EPC RATING C71

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2 BEDROOM SEMI DETACHED BUNGALOW - NO ONWARD CHAIN:

Situated in a central Village cul de sac and within walking distance to the shops and rail station, this modern bungalow comprises an entrance hall, spacious living room, kitchen, inner hall with access to the two bedrooms and shower room/WC.

Outside, there is an open plan front garden, side drive, semi detached single garage with power and lighting plus to the rear is a good size enclosed rear garden.

The property has gas central heating and uPVC double glazed windows and is available with no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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**Entrance Hallway**
Access via a uPVC door with obscure glazed panel panels, the hall is carpeted and has doors giving access to the living room and the kitchen. There are louvre fronted double doors which access a handy storage cupboard which also houses is the boiler firing the gas central heating. Upper level storage cupboard.

**Kitchen**
9' 1" x 7' 9" (2.76m x 2.36m)
Fitted with a range of modern eye level and base units complemented by modern worktops with a 1 1/2 bowl stainless steel sink unit in set. Freestanding space for appliances. Ceramic tile splashback and a vinyl flooring. Obscure glazed uPVC side door plus UPVC window and radiator. High-level fuse box.



**Lounge**
17' 7" x 9' 5" (5.35m x 2.88m)
A spacious carpeted reception room which has radiators at either end. There is a bow shaped front UPVC window and door leading to the inner hallway.



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**Inner Hallway**
Carpeted and with doors giving access to the two bedrooms and the shower room WC. An additional door accesses a handy shelved storage cupboard. Loft hatch.

**B**
12 (3.83m x 2.89m)
A ouble bedroom with rear uPVC window radiator and mirror fronted triple width fitted wardrobe.

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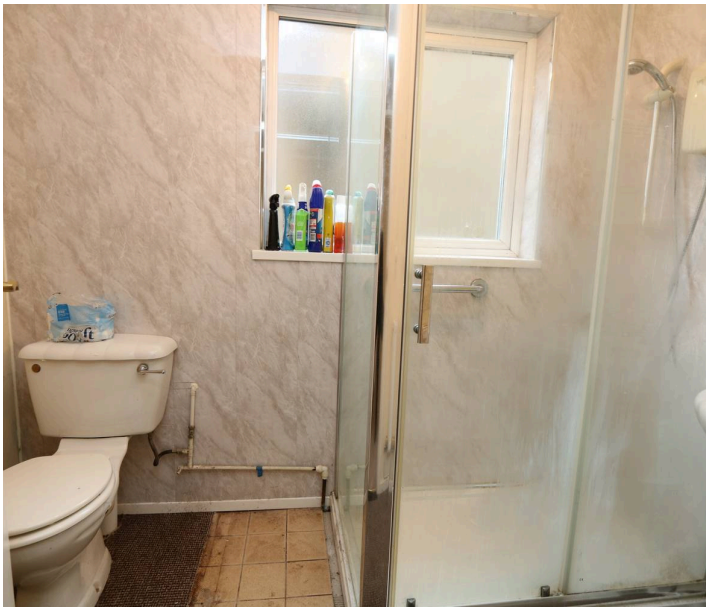


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**Bedroom One**
12' 7" x 9' 6" (3.83m x 2.89m)
A carpeted double bedroom with rear uPVC window radiator and mirror fronted triple width fitted wardrobe.

**Bedroom Two**
9' 5" x 7' 10" (2.87m x 2.38m)
A carpeted second bedroom, which could take a double bed if required. It has a rear uPVC window and a radiator.

**Shower Room and WC**
8' 2" x 4' 8" (2.48m x 1.42m)
With a white suite comprising close coupled WC, pedestal basin and double shower cubicle with electric shower and non-grout splashback. Carpeted flooring, radiator, shaver point and obscure glazed side uPVC window.





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REAR GARDEN

FRONT GARDEN

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