



UP Estates



**2 Bedroom Semi-Detached  
Bungalow located in Binley Woods.**

**£295,000**

UP Estates



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TBC



103  
m<sup>2</sup>



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## FULL DESCRIPTION

Up Estates are pleased to bring to the market this spacious two bedroom, semi-detached Bungalow that offers \*\*\*NO ONWARD CHAIN\*\*\*. Located in the sought-after area of Binley Woods, this lovely home is within close proximity to local shops, schools and other amenities. Benefiting from two double bedrooms, a lounge/diner with attached sunroom and gardens to front and rear. In brief this property comprises of; Porch, Kitchen/Breakfast Room, Bathroom, Lounge/Diner, Sun Room and two double Bedrooms. Externally there is a Garage to the front with access from the driveway and the Kitchen, and attractive gardens to both the front and rear. Also including full central heating and double glazing throughout. Call us now to arrange a viewing on this charming property.

### PORCH

With a door leading into the Hall.

### HALLWAY

With doors leading to the Kitchen, Lounge, Bathroom and both Bedrooms. Also including access to two storage cupboards.

### KITCHEN/BREAKFAST ROOM

**7' 10" x 15' 3" (2.41m x 4.66m)**

Including a matching range of wall and base mounted units with work surfaces over, a stainless steel sink with drainer and mixer tap, white tiled splashback, space and plumbing for a washing machine and a central heated radiator. Also including a double glazed window, a single door leading to the rear garden and access to the garage.

### BATHROOM

**5' 5" x 8' 9" (1.66m x 2.67m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window.

## Offers In Region Of £295,000

- No Forward Chain
- Deceptively Spacious Bungalow
- Sought After Location
- Large Driveway & Garage
- Sizeable Garden
- Lounge/Diner & Sun Room
- Two Double Bedrooms



#### LOUNGE/DINER

**14' 0" x 20' 7" (4.27m x 6.28m)**

A bright and spacious living room having a central heated radiator, space for a dining table, a double glazed window to the side aspect and also double sliding doors leading to the sun room.

#### SUN ROOM

**14' 0" x 8' 0" (4.27m x 2.46m)**

Having double glazed ceiling to floor windows and French doors opening to the rear garden.



#### BEDROOM ONE

**10' 9" x 12' 2" (3.3m x 3.73m)**

A double bedroom having a central heated radiator and double glazed bay window to the front aspect.



#### **BEDROOM TWO**

**10' 9" x 12' 0" (3.3m x 3.67m)**

A second double bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **FRONT ASPECT**

A spacious driveway for multiple cars and a well-presented front garden.



#### **GARDEN**

An enclosed rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

#### **GARAGE**

Having power and lighting and an up-and-over door.





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**Heather Road Binley Woods CV3 2DE**

## FLOORPLAN



## CONTACT

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