

Mark Webster  
ESTATE AGENTS



Hickman Road  
Galley Common  
O.I.R.O £350,000

\*\*\* MAGNIFICENT REFURBISHED DETACHED BUNGALOW - GREAT LOCATION - DELIGHTFUL REAR ASPECT \*\*\*. We are delighted to be able to offer for sale this much improved bungalow located on this popular road briefly comprising: Through hallway, lounge, re-fitted kitchen, three bedrooms, bathroom, large driveway and a good sized rear garden, Internal viewing is considered essential.

## THROUGH HALLWAY

Having an attractive double glazed oak side door with adjoining side screens, useful storage cupboard, single panelled radiator, feature oak panels, porcelain marble effect tiled floor and doors leading off to...

## LOUNGE

**12' 9" x 13' 4" (3.89m x 4.06m)**

Double glazed window to front aspect, single panelled radiator, feature wall panels and laminated wooden effect flooring.



## REFITTED KITCHEN

**14' 0" x 9' 8" (4.27m x 2.95m)**

Double glazed window to side aspect, single panelled radiator, opaque double glazed side entrance door, range of refitted grey coloured base level units, concrete effect square edge work surfaces, good sized breakfast bar area, inset low level stainless steel electric oven, electric hob with an extractor hood above, laminated wooden effect flooring, space and plumbing for a washing machine.



## BEDROOM ONE

**10' 10" x 11' 10" (3.3m x 3.61m)**

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM TWO

**9' 9" x 9' 8" (2.97m x 2.95m)**

Double glazed window to rear aspect and a double panelled radiator.



## BEDROOM THREE

**11' 5" x 8' 1" (3.48m x 2.46m)**

Double glazed Velux window, feature panelled wall and a single panelled radiator.

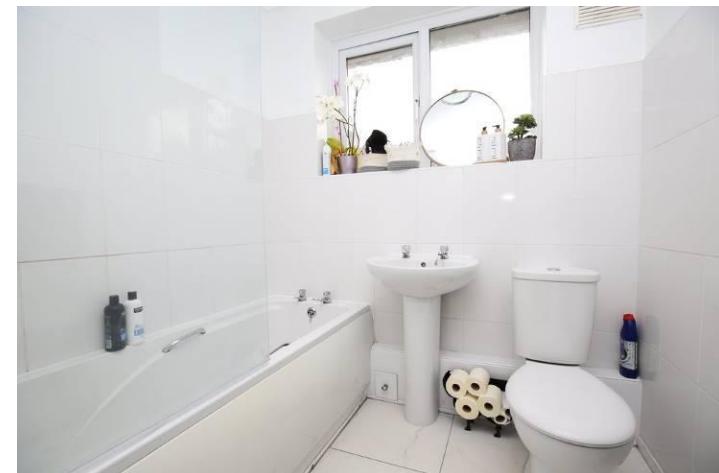
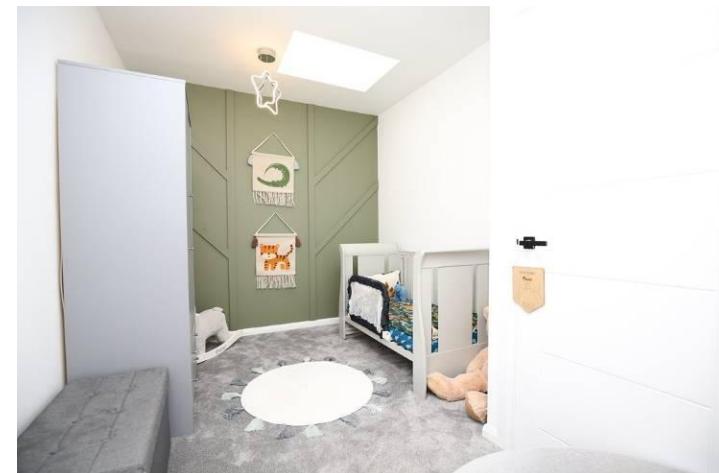
## BATHROOM

**6' 6" x 5' 6" (1.98m x 1.68m)**

Opaque double glazed window to side aspect, marble effect porcelain tiled floor, chrome towel radiator, tiled walls, low level WC, pedestal wash hand basin, panelled bath with a Triton electric shower over, shower screen.

## TO THE EXTERIOR

There is a good sized block paved driveway providing ample off road parking with side pathway leading to the entrance door and rear garden. The rear garden is an excellent size having a patio area, long lawn, well established side border and delightful rear aspect.



**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**COUNCIL TAX BAND:** C.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



**Interpretation Act 1937** - These details should be prepared as a general guide only and should not be relied upon as a basis to enter into the legal contract to submit legal documents. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and a specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written information should be relied upon. The Agent will not be responsible for any other than when specific information has been requested.

Property Mis-description Act 1991 - The Agent has not tested any properties or equipment, fixtures or services and so does not verify they are in working order, but for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal status of the property or the validity of any guarantee, buyers must assume the legal status of the property given is incorrect. Neither has the agent considered measurements supplied by the seller, until their own solicitors have referred it. The measurements supplied are for general guidance and such measurements must be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense.

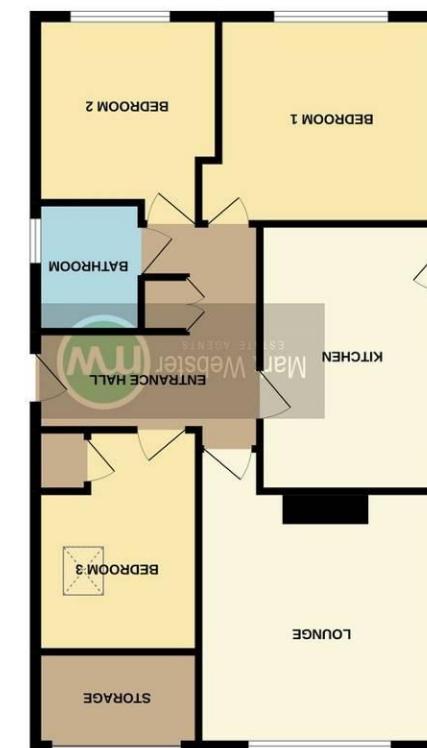
Measurements in course of time, and any interested party is advised to make final change in the property prior to exchange of contracts.

DISCLAMER - All fixtures, fittings, appurtenances and services have been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

### Energy Performance Rating:



12 sq.ft. (75.4 sq.m.) approx.



## Floorplan