



3 Bransell Close, Crockenhill, BR8 8LS

Asking Price: £370,000

- Two Double Bedroom Semi Detached Bungalow
- 100ft Rear Garden (approx.)
- Quiet Close, Sought After Village Location
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi detached bungalow located in the ever sought after and rare to the market Crockenhill Village, set in a quiet close and boasting a fantastic 100' rear garden. The property is being offered to the market with no forward chain and comprises: entrance porch and hallway, lounge/dining room that leads to the conservatory, bathroom, WC and two double bedrooms. Externally there is a secluded 100' rear garden mainly laid to lawn, garage to the side and driveway to the side/front. STPP there is fantastic potential to extend across the rear and/or into the loft space as many others have done locally. Please note the property does require modernisation and this has been reflected in the asking price. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





FRONT

Driveway with rest laid to lawn, access to garage, mature flowerbeds.

ENTRANCE PORCH

Double glazed door to side.

ENTRANCE HALL

Opaque door to side, carpet, radiator.

LOUNGE/DINER

16' 8" x 11' 10" (5.08m x 3.61m) French doors to conservatory, carpet, radiator.

KITCHEN

9' 10" x 9' 2" (3m x 2.79m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, space for undercounter fridge, double glazed window to rear, carpet, radiator.

CONSERVATORY

15' 4" x 7' 9" (4.67m x 2.36m) Double glazed windows to rear, double glazed door to side, carpet, radiator.

BEDROOM 1

12' 5" x 12' 0" (3.78m x 3.66m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 10" x 9' 8" (3m x 2.95m) Double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin, bath, double glazed opaque window to side, carpet.

CLOAKROOM

Low level WC, double glazed opaque window to side, carpet.

OTHER BENEFITS I INCLUDE:

GARDEN

100' (30.48m) (approx.) Laid to lawn with mature shrubs and flowerbeds.

GARAGE

20' 1" x 7' 6" (6.12m x 2.29m) Up and over door to front, door to side.

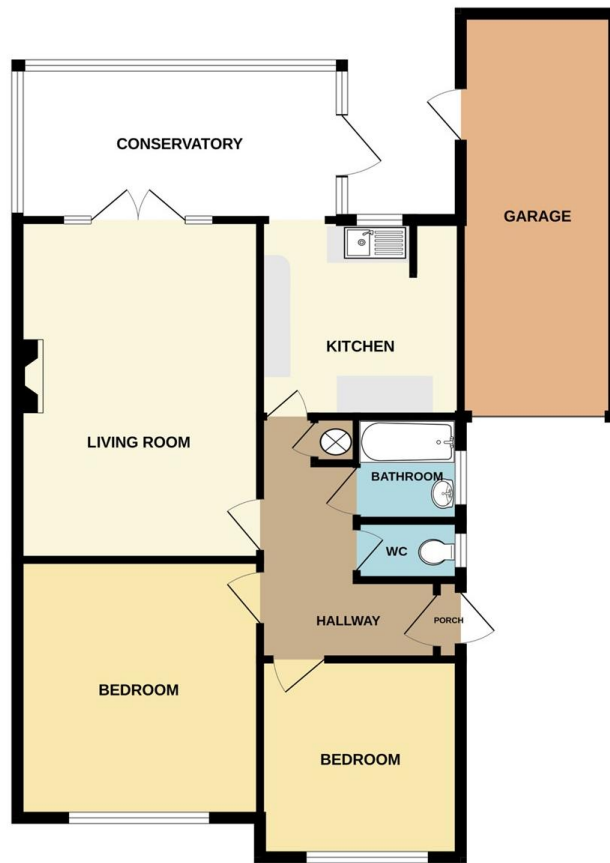
CAVITY WALL INSULATION

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.

TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

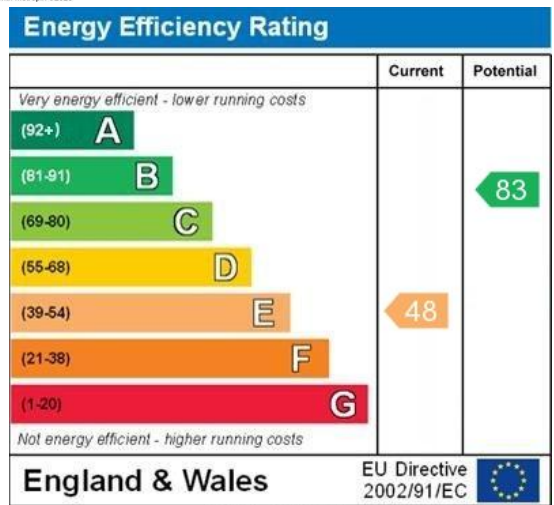
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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