



26 Bulbeck Way, Felpham

A modern, well presented house with no onward chain, private garden, garage and driveway.



- ▶ **Semi-detached House**
- ▶ **Low Maintenance Garden**
- ▶ **Driveway and Attached Garage**
- ▶ **Well Presented Throughout**
- ▶ **Three Bedrooms**
- ▶ **No Onward Chain**

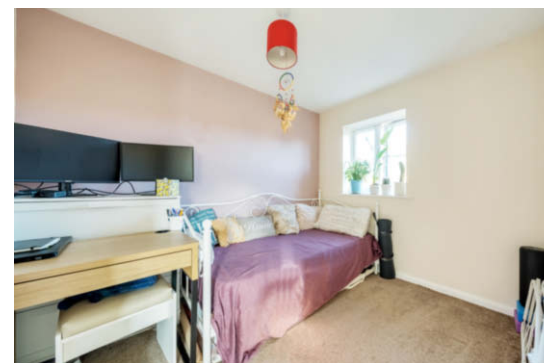
Located within a quiet residential road and within a short distance of local open greenspaces, this modern semi-detached house is well presented throughout and boosts a high energy efficiency rating of B for lower energy costs. The property is offered for sale with no forward chain.

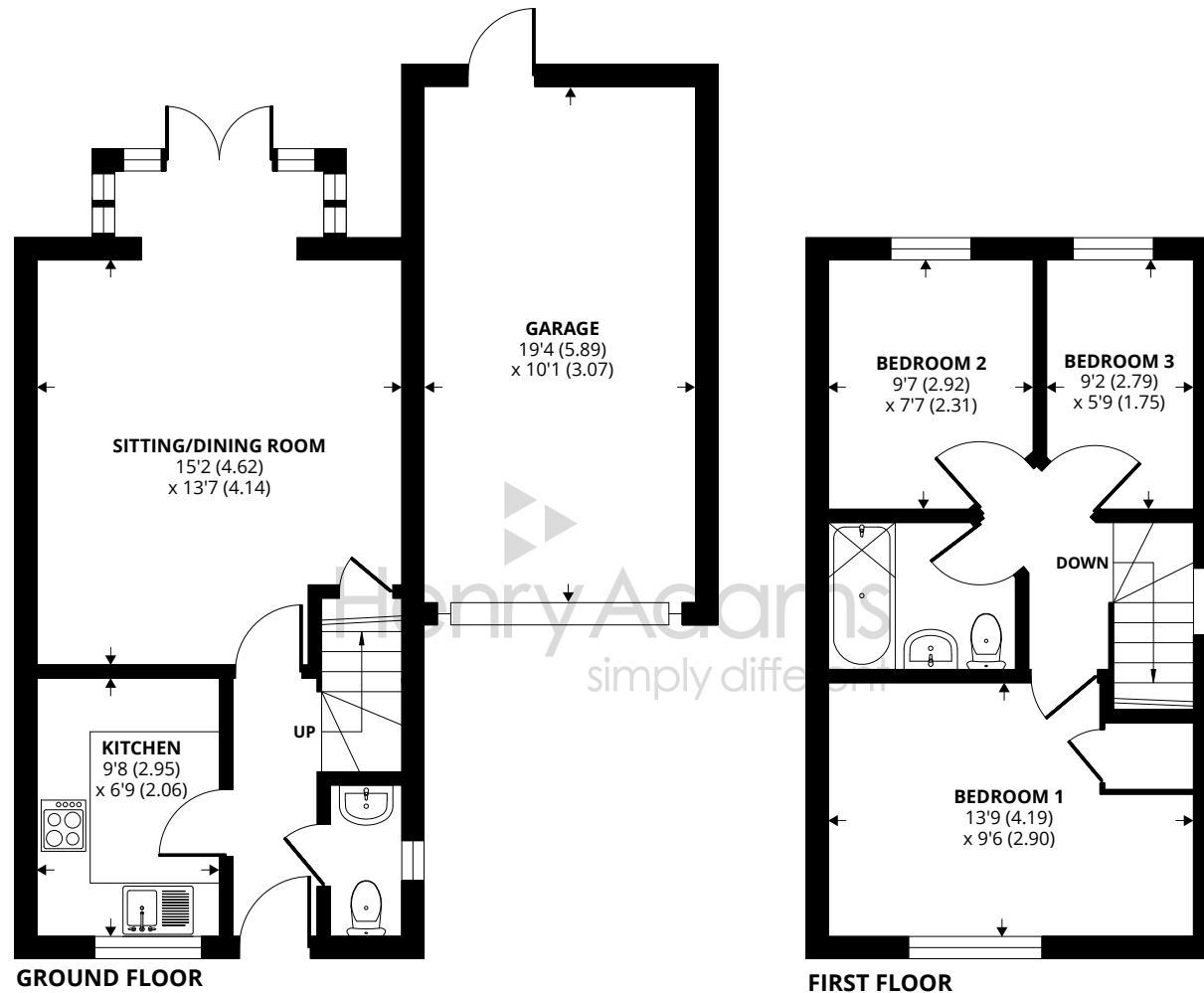
Once inside, the accommodation measures 718 sqft and briefly comprises, entrance hall and cloakroom, a modern kitchen to the front of the property with built-in oven, hob and extractor and space for a washing machine. The sitting room is at the rear of the property, has an under stairs store cupboard and French doors which open out onto the rear garden. Stairs from the entrance hall rise to the first floor where the family bathroom and all three bedrooms will be found. Bedroom one benefits from having a built-in store cupboard/wardrobe.

Outside, the low maintenance rear garden is mainly laid to lawn. There is a door from the garden into the attached single garage. There is also a private driveway at the front of the property providing parking.

Estate Charges: approximately £110 p.a

Council Tax Band: C





Approximate Area = 718 sq ft / 66.7 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 915 sq ft / 85 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is situated on a modern development to the north of Felpham village. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops.

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