



## 30 Conan Gardens, Richmond

### Offers in the Region of £210,000

Sitting in a corner position in this very popular part of Richmond, this two bedrooed detached bungalow provides a well planned layout which features an entrance hall/sun room, a living room, a kitchen, two double bedrooms and a shower room. Externally there is ample driveway parking, a private patio area and a garage. With scope for some general updating, it is being offered to the market CHAIN FREE. An early inspection is strongly advised.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Hall/Sun Room:**

Flooded with sun through the three tall windows.



The sun room features a vaulted ceiling with exposed roof timbers, a TV point and a radiator.



## **Living Room:**

Having a corner window to the front and side of the property, enjoying the afternoon and sun.



There are two radiators and a gas fire with stone hearth.



## **Kitchen:**

Fitted with a range of base and storage units and having a gas hob, a sink and drainer unit and a window to the side of the property.



## **Utility:**

A large utility which has storage cupboards plumbing for a washing machine, and a door to the side of the property.

## **Inner Hall:**

With loft access.

### **Bedroom:**

A double bedroom with a radiator, a built in wardrobe, an airing cupboard and a upvc double glazed window to the front of the property.



### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window to the rear of the property.



### **Shower Room:**

Fitted with a shower enclosure with a Mira shower, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **External**

To the side of the property there is a driveway providing off street parking for a number of cars.

To the rear there is a private patio garden with a timber shed.



The Garage has a pair of timber doors, a window and a door to the rear.

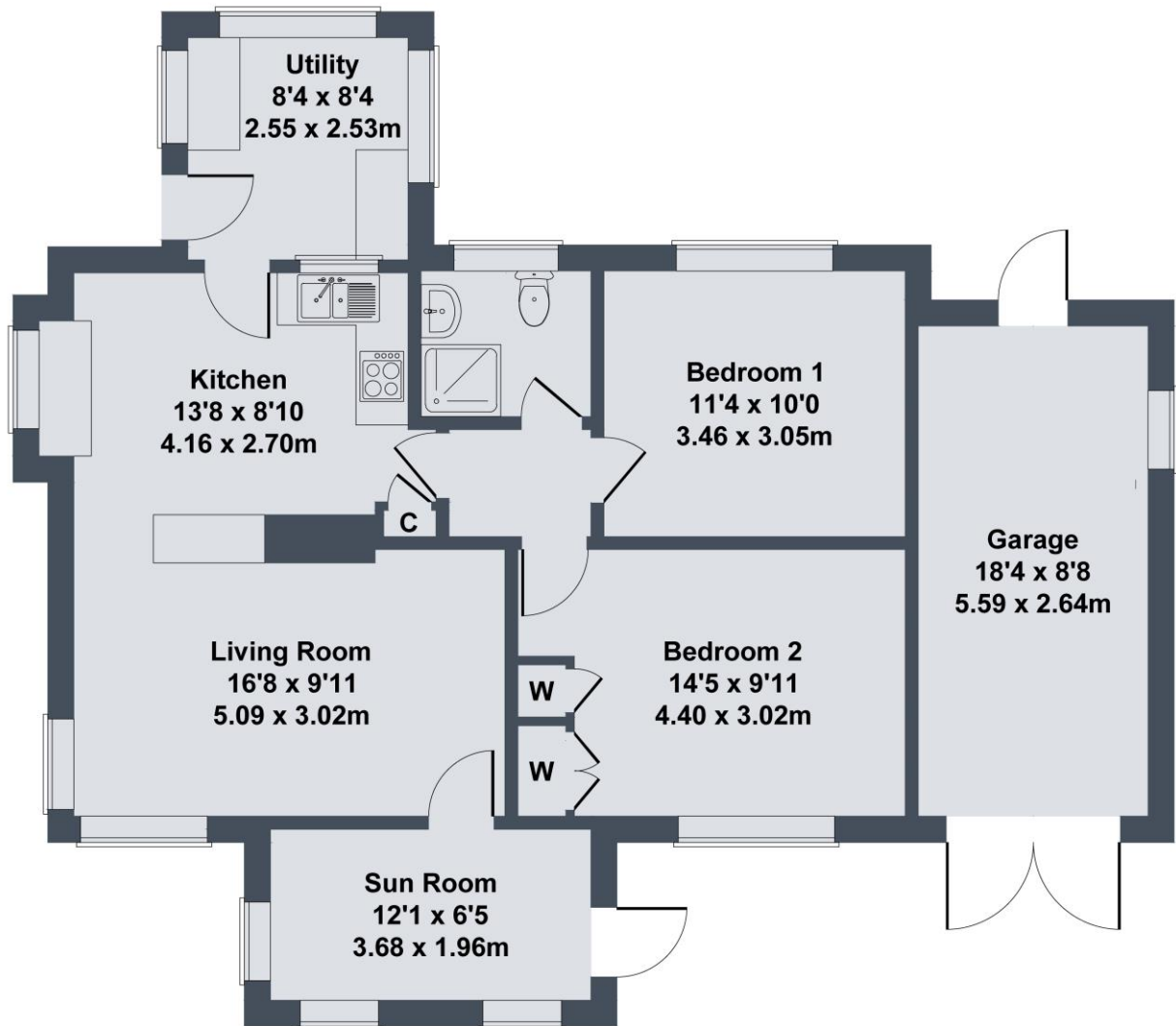
### **Additional Information**

The postcode is DL10 4PH and the Council Tax Band is B.

The gas central heating boiler is located in the garage.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.