

FOR SALE



Lonan Close, Forest Town

2 Bedrooms, 1 Shower Room Bathroom, Detached Bungalow

Asking Price Of £220,000

MARTIN&CO



- Kitchen
- Lounge
- Conservatory
- Shower room
- Enclosed rear garden
- Garage
- Driveway

HALLWAY An L shaped hall with entrance door, radiator, storage cupboard housing the boiler and loft access.

KITCHEN 10' 7" x 8' 9" (3.23m x 2.67m) Having a range of wall, drawer and base units with built in double oven and Induction hob with extractor over, space for washing machine and fridge freezer, radiator and double glazed window to the rear elevation.

LOUNGE 16' 11" x 10' 5" (5.18m x 3.20m) Having a radiator and double glazed french doors leading to the rear garden.

CONSERVATORY Providing extra living space with French patio doors leading to the rear garden.

SHOWER ROOM Having a wash basin vanity unit, low flush wc, shower cubicle with electric shower, radiator and double glazed window to the side elevation.

BEDROOM 1 11' 5" x 10' 5" (3.48m x 3.20m) Having a range of fitted furniture with fitted wardrobes and sliding mirror doors, radiator and double glazed window to the front elevation.

BEDROOM 2 10' 2" x 8' 10" (3.1m x 2.7m) Having a radiator and double glazed window to the front elevation.

OUTSIDE There is a driveway to the side of the property offering off street parking, leading to the

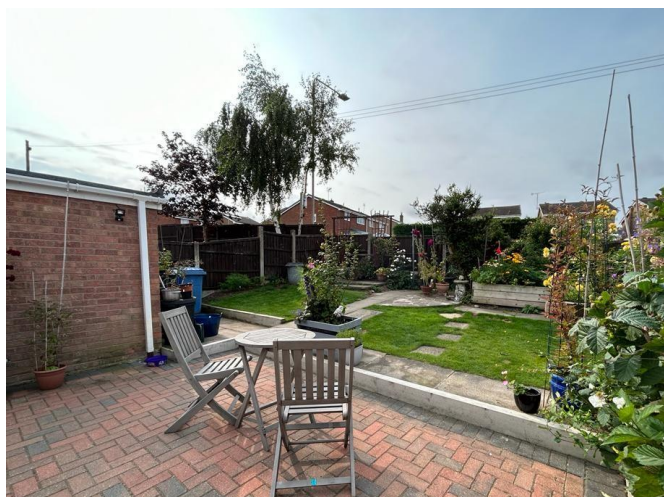
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



garage with power and lighting, with side gated access to the enclosed landscaped rear garden which is laid to lawn with a block paving patio area and outside tap.

DISCLAIMER Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance. All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. It is believed that this property is Freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor. Our team of qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Lonan Close
Forest Town



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.