



**7 Ryefield Avenue**

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- GARAGE
- SHOWER ROOM

**Asking Price Of £220,000**  
EPC Rating '66'







## Property Description

### DESCRIPTION

Charming two bedroom bungalow with garage and spacious garden. Nestled in a quiet and sought-after location this delightful bungalow offers comfortable single level living with ample outdoor space. The property boasts of a spacious kitchen complete with a pantry for extra storage, a modern shower room, good size living room and two well proportioned bedrooms that provide a cosy yet versatile living space.

### ENTRANCE HALL

18' 04" x 3' 10" (5.59m x 1.17m) You enter through the front door into a light and spacious hallway which gives you access to the living room, two bedrooms, bathroom and kitchen. The hallway also allows access to the loft space and has a good sized storage room along with a central heating radiator.





#### LIVING ROOM

13' 05" x 11' 05" (4.09m x 3.48m) The generous size living room has a large window to the front offering ample amounts of natural light. There is a gas fire surrounded by a feature marble fire place and central heating radiator.

#### KITCHEN

10' 08" x 14' 07" (3.25m x 4.44m) A spacious kitchen that has a window to the rear, window to the side and door leading to the back garden. The kitchen has a range of wooden wall and base units, cooker with hob and extractor fan and a pantry for extra storage. There is also a brand new boiler that was fitted in 2024.



#### MASTER BEDROOM

11' 04" x 11' 11" (3.45m x 3.63m) The master bedroom compromises of a window to the rear, central heating radiator, fitted wardrobes and a storage cupboard.

#### BEDROOM TWO

11' 11" x 7' 07" (3.63m x 2.31m) This bedroom compromises of a window to the front and central heating radiator.

#### BATHROOM

4' 08" x 7' 05" (1.42m x 2.26m) Modern fully tiled shower room which boasts of a WC, handwash basin, shower, heated towel rail and a window to the rear.



#### GARAGE

Great size garage with side door access and electrics.

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.





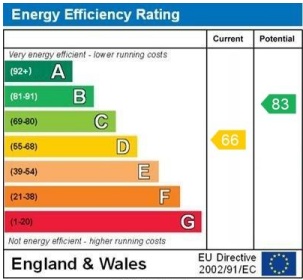
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