

NEW
INSTRUCTION



£159,950

THE MOST SOUGHT AFTER BUNGALOW LOCATION IN THE AREA *TWO/THREE BEDROOMS* *SEMI-DETACHED BUNGALOW* *POPULAR LOCATION*
GARAGE & GARDENS *DRIVEWAY* *CONSERVATORY* *CLOSE TO LOCAL AMENITIES* *EXCELLENT PUBLIC TRANSPORT LINKS*

Townend Estate Agents offer for sale this TWO/THREE BEDROOM semi-detached bungalow.

Located in a popular residential area, close to a range of local amenities, such as the Enterprise 5 shopping complex. Most importantly for retiree's this property is situated on flat ground! With excellent public transport links nearby as well as ample driveway parking and garage this is not one to be missed.

Benefitting from gas central heating, UPVC double glazing, spacious conservatory, large rear garden and occasional THIRD attic bedroom, be sure to register your interest now to avoid disappointment!

The property comprises briefly: Entrance hall, Lounge, Kitchen fitted with a range of base & wall units, Conservatory, two good sized bedrooms and the house bathroom. Occasional THIRD BEDROOM via ladder access. Externally to the front is ample driveway parking for multiple vehicles and detached garage. To the rear is a large garden, with both lawn and patio areas.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	