

£329,950
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

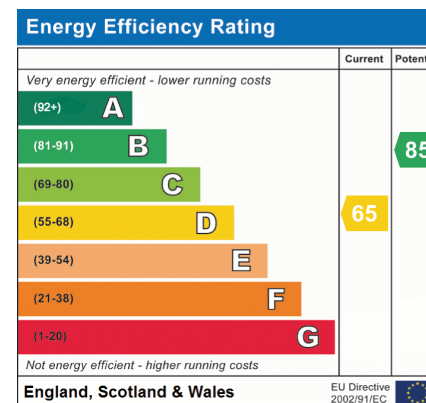


Features

- Offered For Sale With No Onward Chain
- Level Access To Town Centre & Amenities
- Delightful Enclosed, Low Maintenance West Facing Rear Garden
- Well Presented & Maintained Throughout
- Two Double Bedrooms
- Sitting Room & Conservatory
- Modern Kitchen With Breakfast Bar
- At The Head Of a Quiet, Pleasant Cul De Sac
- Well Maintained Frontage, Driveway & Garage
- Gated Off Street Parking

Summary of Property

This beautifully presented bungalow is ideally located at the head of a quiet and neighbourly Cul de Sac of just eight other bungalows with level access to the town centre, amenities, public transport links and local parkland nearby. Offered for sale with no onward, the well presented accommodation briefly comprises; Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Conservatory, Rear Lobby/Utility Room, Bedrooms and Shower Room. Outside, there are well maintained gardens to the front and rear, the latter enjoying a West facing aspect. Also a gated driveway and Garage with power connected.



Room Descriptions

Entrance Hall

Entered via UPVC double glazed door. Loft access with ladders and airing cupboard. Doors to Kitchen/Breakfast Room, Sitting Room, Bedrooms and Shower Room.

Kitchen/ Breakfast Room

10' 0" x 7' 10" (3.05m x 2.39m)

Fitted with a modern range of wall and base units with square edge worksurface and upstands over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and hob with extractor over. Space for upright fridge freezer and washing machine. Larder cupboard. UPVC double glazed windows to front and side vinyl tile flooring.

Sitting Room

18' 3" x 11' 11" (5.56m x 3.63m)

Feature fireplace with granite surround and a wooden mantle houses inset electric coal effect fire. Radiator. Feature UPVC double glazed bay window to front.

Bedroom 1

12' 5" x 8' 0" (3.78m x 2.44m)

Fitted with an extensive range of wardrobes. Radiator and UPVC double glazed window to rear.

Bedroom 2/ Dining Room

9' 10" x 9' 0" (3.00m x 2.74m)

Radiator and UPVC double glazed windows. Door to Conservatory.

Conservatory

10' 2" x 8' 2" (3.10m x 2.49m)

Of dwarf wall and UPVC double glaze construction. Tiled flooring. UPVC double glazed door to rear

garden.

Shower Room

Fully tiled and fitted with a white suite comprising; large shower quadrant with electric shower, pedestal hand wash basin and low level W.C. Radiator and shaver point. UPVC double glazed window to side.

Rear Porch/ Utility Room

Accessed via wooden glazed door to front and exited via aluminium glazed door with further window. Workbench and space and plumbing for tumble dryer. Paved patio flooring.

Garage

Up and over door to front. Power connected.

Rear Garden

Enclosed by brick wall and timber panel fencing. Predominantly laid to grass with ornamental gravel edging. Deep well stocked borders.

Front Garden

Enclosed by low brick wall and laid to lawn with central, specimen tree and edged borders. Double wrought iron gates gives access to driveway and garage. Outside lighting.

Tenure & Council Tax Band

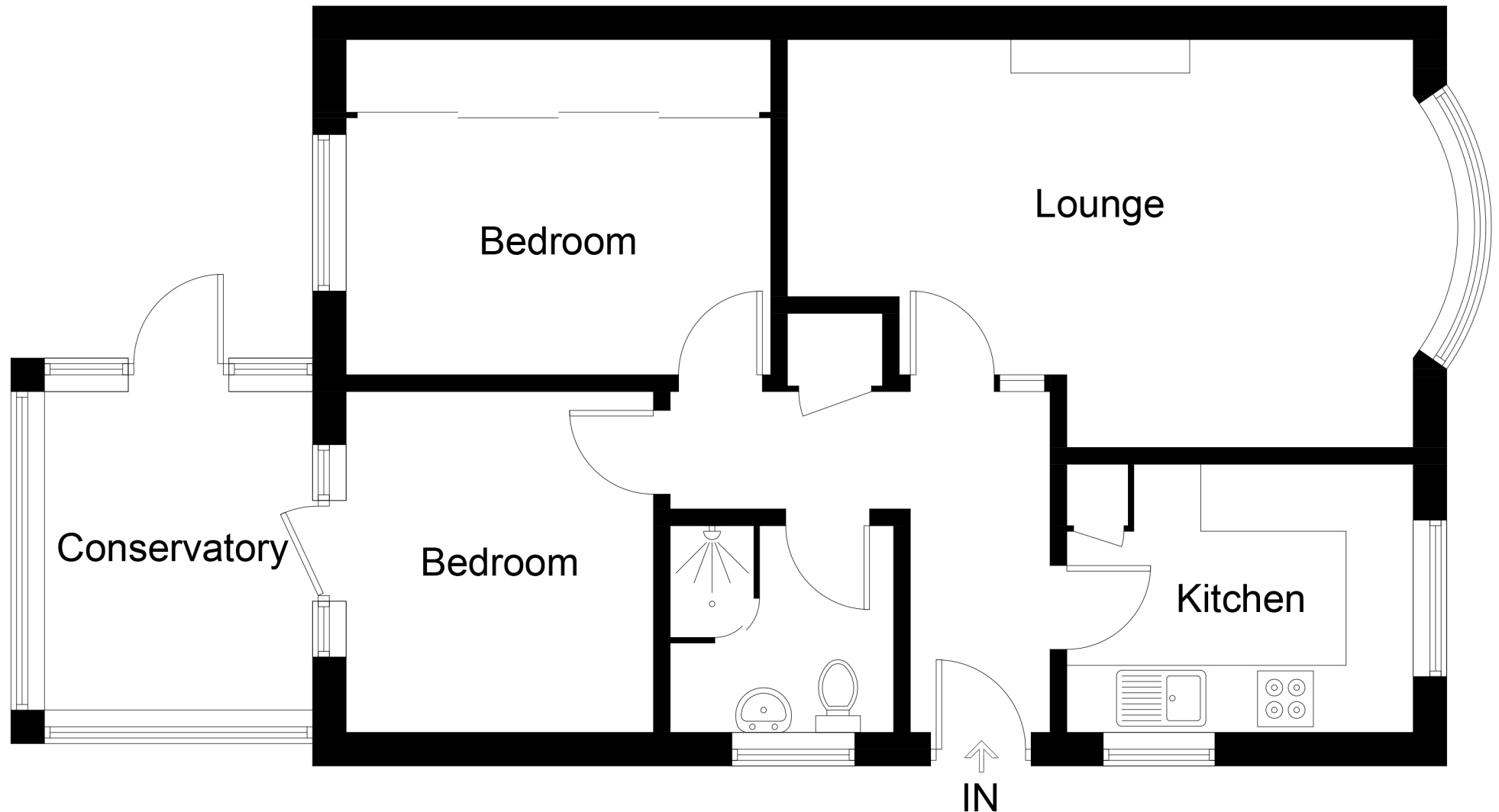
Tenure: Freehold

Council Tax Band: C



70 Nightingale Gardens

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



For illustrative purposes only. Not to scale. ID1165404

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision