

Laura Court, Ingoldmells

£190,000



 **2**

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- Semi Detached Bungalow
- Two Double Bedrooms
- Good Size Kitchen
- Dining Room
- Can Come Fully Furnished

- Garage with Patio Doors to Garden
- Parking for Several Vehicles
- Gas Central Heating
- No Onward Chain
- Tax Band B EPC Rating C



Oxford Family Estates have for sale a property that can come fully furnished and has no onward chain. The property benefits from 2 double bedrooms, a good size kitchen and dining room and a good size lounge overlooking the garden. There is a garage and parking for several vehicles.

Hallway

Enter the property through a Upvc part double glazed door, into the L shaped hallway servicing all rooms. radiator & loft access.

Lounge / Diner 3.02m x 7.62m (9'11" x 25')

Centred around an electric fireplace on stone hearth. Currently laid out with 2 x 2 seater sofas and an LCD TV on a unit. With 2 radiators and sliding double glazed patio doors to the rear garden.

Kitchen Diner 2.72m x 5.8m (8'11" x 19')

Fitted wall and base units with stainless steel sink, under a Upvc double glazed window overlooking the rear garden. integrated Cooke & Lewis electric oven, integrated electric hob, extractor over, space and plumbing for washing machine. Curry's essentials fridge freezer. Complete with full range of utensils and appliances including microwave, toaster, kettle and tower mini oven.

Dining area currently laid out with 2 seater dining set, could be used to seat more or as an additional lounge area to suit. Upvc double glazed window to the side elevation.

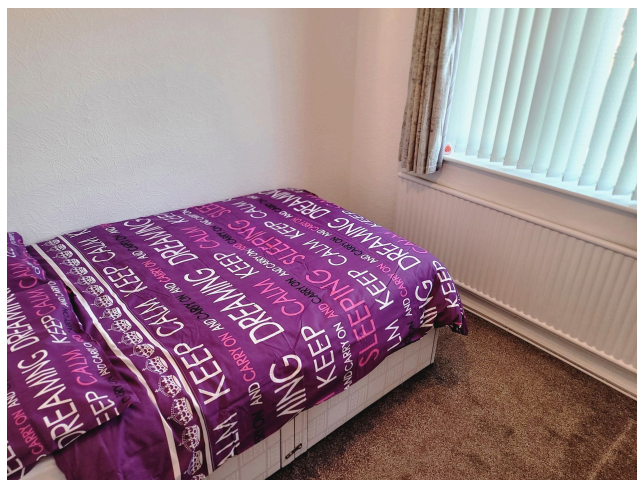
Main Bedroom 3.96m x 3.02m (12'11" x 9'10")

Good size bedroom with bed, bedside cabinets drawers and LCD TV. Radiator, Upvc double glazed window to the front elevation and airing cupboard housing Viessmann gas boiler.



Bedroom 2 2.72m x 2.44m (8'11" x 8')

Double bed and small bedside unit. Radiator and Upvc double glazed window to the front elevation.



Bathroom 1.83m x 1.52m (5' x 6')

Quadrant enclosure with Triton electric shower, vanity unit sink and drawers with low level toilet. Ceiling extractor fan and wall mounted down facing electric heater. Fully tiled walls and new vinyl flooring.



Garage 5.49m x 2.44m (18' x 8')

With wooden double doors to the driveway, power and lighting and window. French doors to the rear garden.

Outside

Large block paved front and drive with space for up to 5 vehicles in total. Wrought iron gates leading up to a single garage with large wooden double doors. Outside tap. Access the rear of the property through the garage or the bungalow to a large slabbed patio. With pebbled border. Metal storage shed and 2 person patio set.



Ingoldmells

Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.

