



-  Detached Bungalow
-  Three Bedrooms
-  Conservatory

-  Garage & Parking
-  Private Rear Garden
-  Inspection Recommended

**Price: £270,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







An early inspection is recommended of this deceptively spacious, detached bungalow, located in a much sought after area of Churchtown.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, Lounge, Dining Room with Study Area, Conservatory, fitted Kitchen, Utility, three Bedrooms and Bathroom/WC.

Outside, twin wrought iron gates give access to a block paved driveway, whilst a detached garage has up and over door to front and personal door to side with power and light connected. The rear garden is mainly laid to lawn with established shrub borders and raised timber decked terrace.

The bungalow is located on Radnor Drive between Fleetwood Road and Pauls Lane. The shops, bars and restaurants of Churchtown village are readily accessible, as are a number of highly regarded local schools.





## Entrance Hall

**Lounge-Dining Room** - 6.43m x 4.37m (21'1" x 14'4")

**Study Area** - 2.44m x 1.45m (8'0" x 4'9")

**Conservatory** - 2.72m x 2.49m (8'11" x 8'2")

**Kitchen** - 3.43m x 2.95m (11'3" x 9'8")

**Utility** - 1.55m x 0.79m (5'1" x 2'7")

**Bedroom 1** - 4.52m x 3.25m (14'10" x 10'8")

**Bedroom 2** - 3.25m x 2.95m (10'8" x 9'8")

**Bedroom 3** - 2.95m x 2.49m (9'8" x 8'2")

**Bathroom** - 2.44m x 2.31m (8'0" x 7'7")

**Outside:** Twin wrought iron gates give access to a block paved driveway, whilst a detached garage has up and over door to front and personal door to side with power and light connected. The rear garden is mainly laid to lawn with established shrub borders and raised timber decked terrace.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

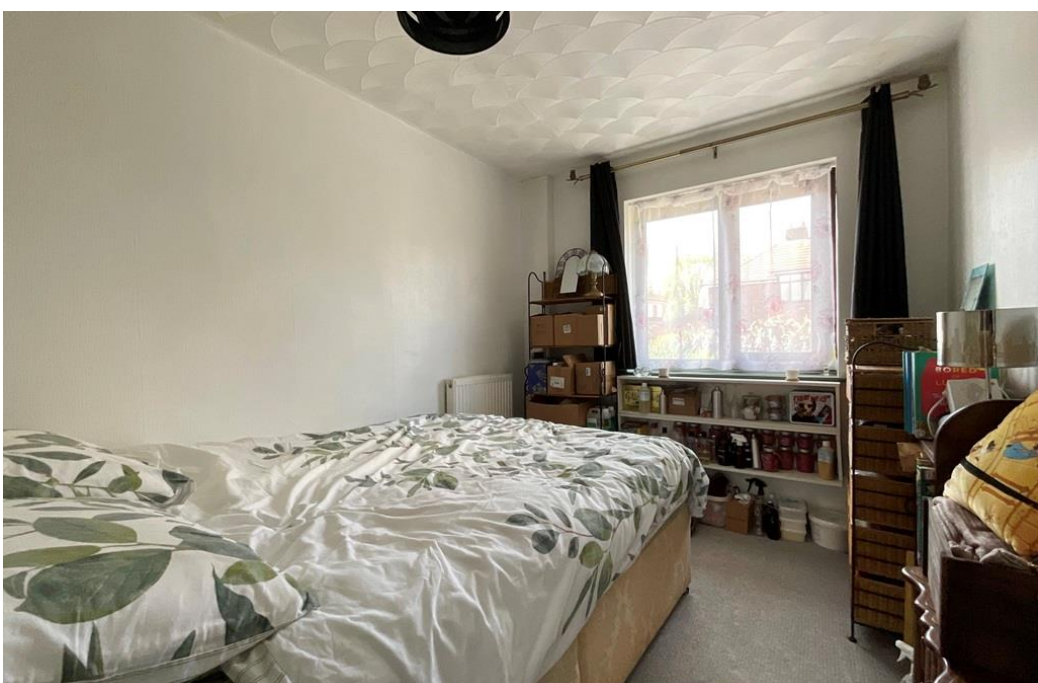
**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

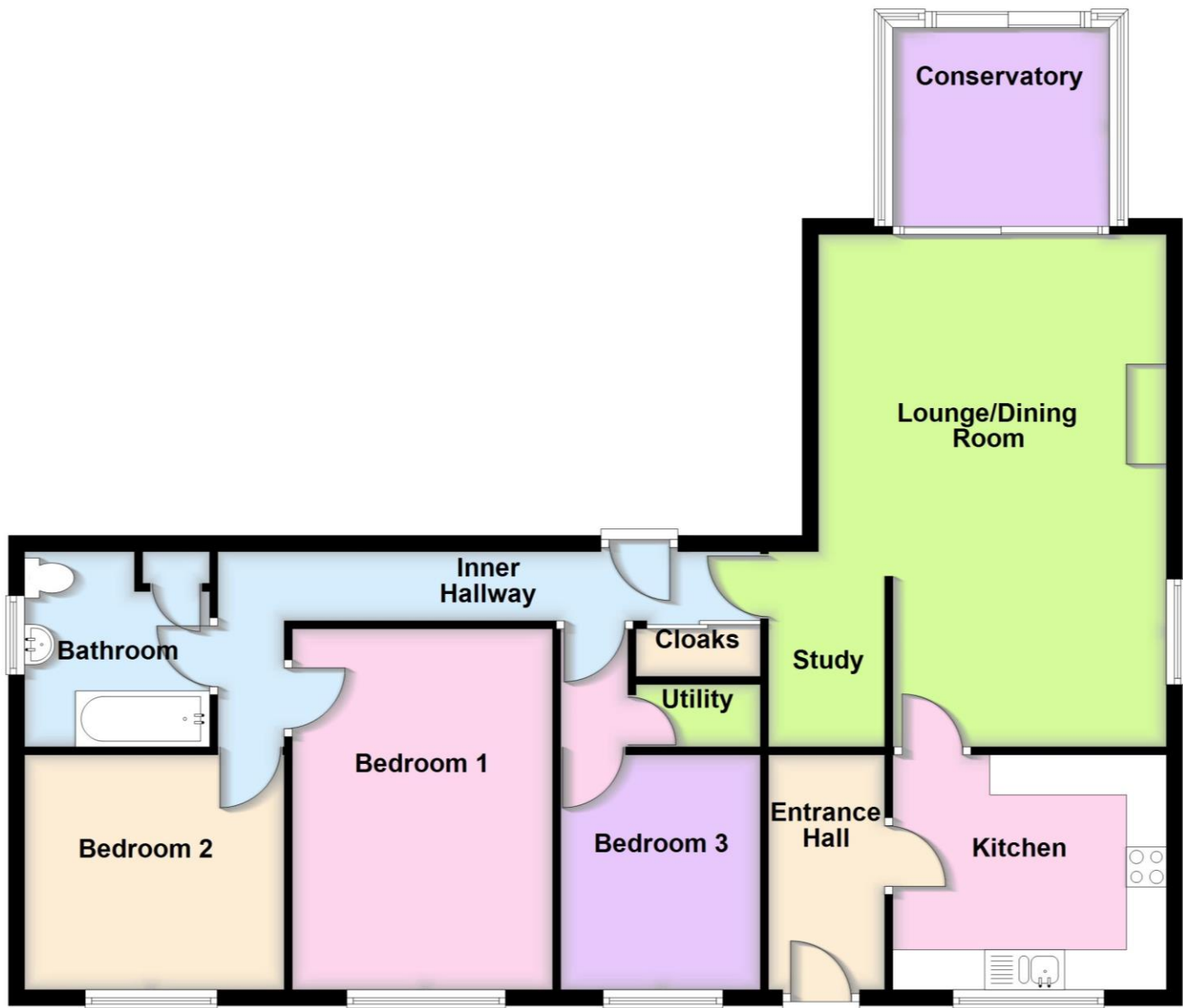
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Ground Floor

Approx. 102.8 sq. metres (1106.6 sq. feet)



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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