



-  Detached Bungalow
-  Three Bedrooms
-  Spacious Living Room

-  Requiring General Updating
-  Garage & Parking
-  NO CHAIN!

**Price: Offers in Excess of £225,000** Subject to Contract

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







Offered for sale with no onward chain, this generously proportioned, detached corner bungalow with garage and good size rear garden would benefit from a programme of general updating, though offers excellent potential.

Installed with gas central heating and double glazing the well planned accommodation briefly comprises: Porch, Living Room, Kitchen, three Bedrooms and Shower Room. Outside, the bungalow stands in established gardens, the rear incorporating a driveway off Sawdon Avenue, leading to a detached garage. The garden is a particularly good size which wraps around the side of the property and is arranged with patio, shaped lawn and mature borders.

Tinsley Avenue is located off Ovington Drive which, in turn, is located off Town Lane where there are public transport facilities to the town centre. There are local primary and secondary schools within the vicinity and public transport facilities to the town centre.





## Porch

**Living Room** - 6.05m x 3.61m (19'10" x 11'10") overall

**Kitchen** - 3.74m x 2.09m (12'3" x 6'10")

**Bedroom 1** - 4.06m x 3.06m (13'4" x 10'0") into recess

**Bedroom 2** - 3.5m x 2.89m (11'5" x 9'5")

**Bedroom 3** - 2.89m x 2.32m (9'5" x 7'7")



## Outside

Outside, the bungalow stands in established gardens, the rear incorporating a driveway off Sawdon Avenue, leading to a detached garage. The garden is a particularly good size which wraps around the side of the property and is arranged with patio, shaped lawn and mature borders.

## Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

## 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.

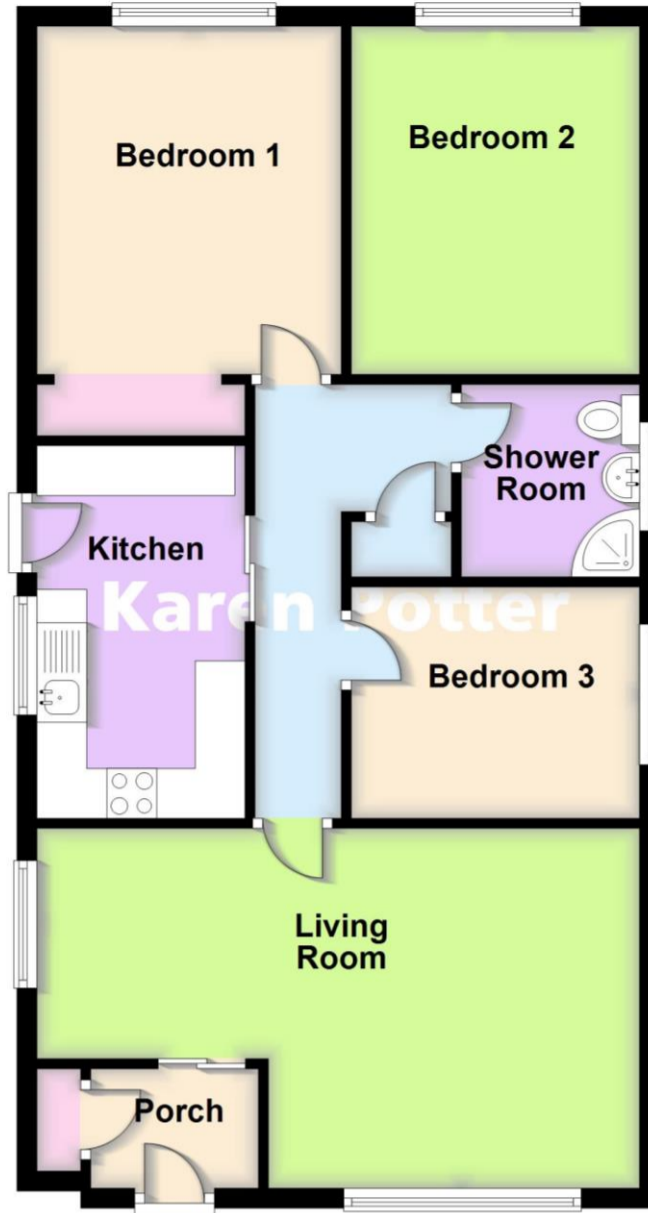
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### Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 sq. feet)

#### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 80        |
| (55-68) <b>D</b>                                   | 61                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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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