



-  Semi Detached Bungalow
-  Two Bedrooms
-  Requires General Updating

-  Two Reception Rooms
-  Garage & Parking
-  Good Size Rear Garden

Price: Offers Over £215,000 Subject to Contract

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





This generously proportioned, semi detached 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 majority double glazed the well planned accommodation briefly comprises: Hall, Living Room, fitted Kitchen/Breakfast Room with Pantry, Lounge, two Bedrooms and Shower Room.

Outside, the bungalow stands in established gardens, the front incorporating driveway for off road parking whilst the rear garden is a particularly good size arranged with patio, shaped lawn, mature borders and a detached garage.

Larkfield Lane is located off Marshside Road which leads towards the many amenities of Churchtown Shopping Village. There are local primary and secondary schools within the vicinity and public transport facilities to the town centre.



Hall

Living Room - 4.32m into bay x 3.35m (14'2" x 11'0")

Lounge - 4.32m x 2.95m (14'2" x 9'8")

Kitchen/Breakfast Room - 3.35m x 2.92m (11'0" x 9'7")

Pantry - 1.68m x 1.12m (5'6" x 3'8")

Bedroom 1 - 4.37m x 2.82m (14'4" x 9'3")

Bedroom 2 - 2.82m x 2.36m (9'3" x 7'9")

Shower Room - 2.34m x 1.93m (7'8" x 6'4")

Outside: The bungalow stands in established gardens, the front incorporating driveway for off road parking whilst the rear garden is a particularly good size arranged with patio, shaped lawn, mature borders and a detached garage.

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

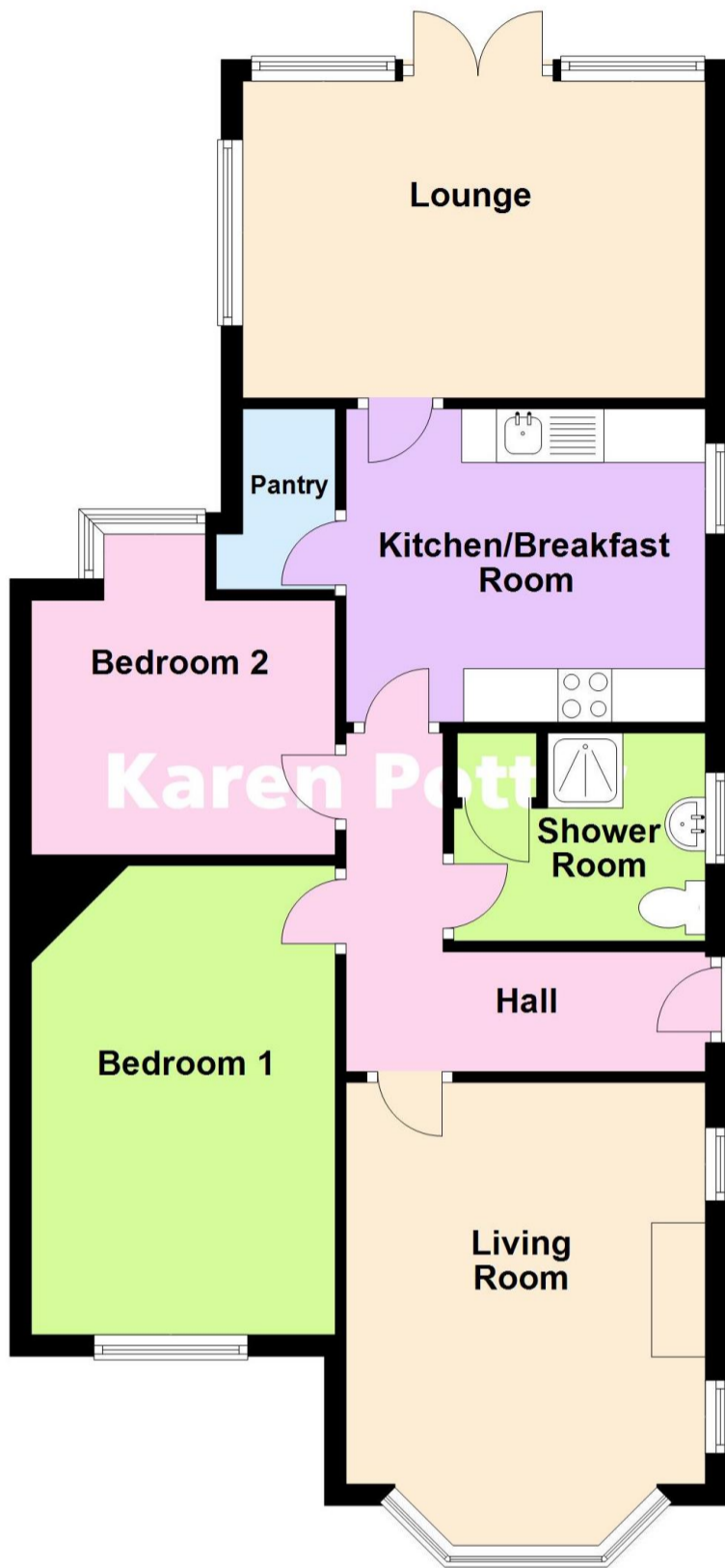
Tenure: Enquiries made of the Government website details the property as Freehold.

Please Note: 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. 69.7 sq. metres (750.7 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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