



- A refurbished semi-detached bungalow offered for sale with no onward chain
- Lounge dining room overlooking the rear garden and recently replaced conservatory
- Attractive fitted kitchen with a good range of units and door to conservatory
- Two decent sized bedrooms and a professionally fitted wet room
- Fully upvc double glazing and mains gas central heating
- Two car private drive, garage and private level garden to rear



Offered for sale with no onward chain.

A semi-detached bungalow located on the much sought after residential location of Charlton Park. Purchased in 2022 by the current owner and at that time received extensive refurbishment to include a new kitchen, professionally fitted wet room, electrical circuit and gas central heating system. The accommodation comprises an entrance hallway, lounge, kitchen, conservatory (recently replaced), two bedrooms and shower room.

The property is approached via a private driveway providing parking for two cars in tandem and leading to the side garage. Walled lawn garden to front. Gated access between the property and the garage leads into a good size, fully enclosed lawn garden which enjoys a sunny private aspect.

**Tenure:** Freehold

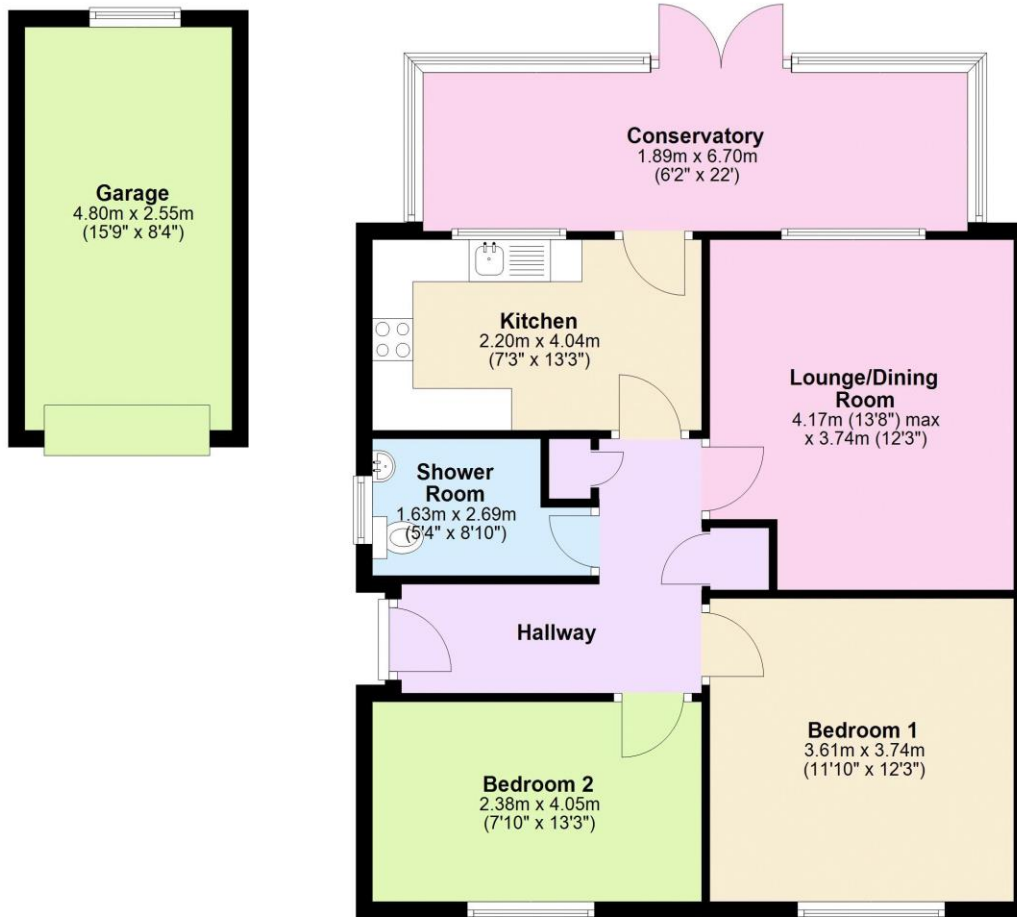
**Council Tax Band:** C





## Ground Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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