



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Plumtree Drive

Marshchapel  
DN36 5TS

Offers in the Region Of  
£195,000

Offered for sale with no forward chain on the vendors side, this two/three bedroom detached bungalow is found within the popular village of Marshchapel and within this quiet cul de sac, with the property backing onto open farm fields to the rear. Offering the benefits of electric heating and double glazed windows with the exception of the rear porch, the property briefly comprises entrance hallway, lounge, dining room or possible third bedroom, kitchen, utility, bathroom and two bedrooms. Front and rear gardens, with the rear enjoying a sunny aspect as the day goes on and open views to the rear. Driveway and detached garage. Viewing is highly advised on this well proportioned home.

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### Entrance Hallway

With composite entrance door with decorative glazing to the front elevation. Electric heater. Coving and loft access to the ceiling.

### Lounge

11' 9" x 16' 4" (3.585m x 4.985m)

A well proportioned living space with uPVC double glazed bow window to the front elevation. Coving to the ceiling. Electric heater.

### Dining Room

12' 6" x 11' 5" (3.799m x 3.474m)

With electric heater, this versatile room could be used as a dining room or a possible third bedroom. Sliding patio doors to the rear aspect.

### Kitchen

9' 11" x 8' 11" (3.010m x 2.706m)

With uPVC double glazed window to the rear elevation, the kitchen offers a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Electric heater.

### Utility room

6' 7" x 6' 9" (2.006m x 2.067m)

uPVC double glazed entry door and a window to the rear elevation. Roll edged work surfacing with plumbing for a washing machine beneath. Splashback tiling.

### Bathroom

9' 9" x 7' 7" (2.966m x 2.299m) maximums

uPVC double glazed window to the rear elevation and fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment. Splashback tiling. Electric towel radiator. Airing cupboard with hot water cylinder.

### Bedroom One

9' 11" x 11' 10" (3.014m x 3.598m)

uPVC double glazed window to the front elevation. Coving to the ceiling.

### Bedroom Two

8' 4" x 11' 11" (2.530m x 3.639m)

uPVC double glazed window to the side elevation. Coving to the ceiling. Electric heater. Built in wardrobe.

### Rear Porch

Leading off from the utility and having door to the garden.

### Outside

Set upon this good sized plot with lawned front garden with pathway leading to the front door. Driveway leading to some timber side gates and then onto the detached garage. The rear garden is again of a good size and enjoys a great deal of the days sun and has a added bonus of open views to the rear across the farming fields.

**Garage**

18' 3" x 9' 0" (5.555m x 2.737m)

Offering up and over door to the front aspect and a window to the side.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services with exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

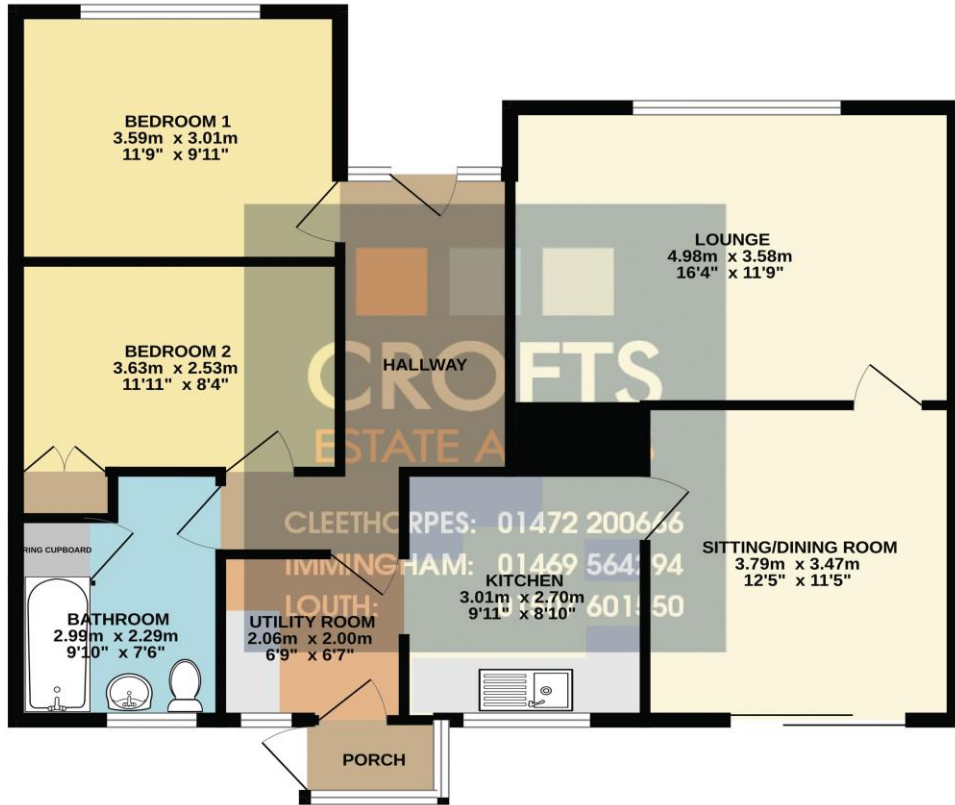
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
80.4 sq.m. (866 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 sq.m. (866 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

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