



## Page Road, Bowers Gifford

Offers Over £400,000

- Living Room 22'2 x 9'8
- Kitchen/Breakfast Room 13'4 x 8'2
- Conservatory 17'2 x 12'8
- 3 Bedrooms
- Shower Room
- Large Rear Garden
- Driveway to Front
- No Onward Chain

3 BEDROOM DETACHED. 17'2 CONSERVATORY. 22'2 LIVING ROOM. LARGE REAR GARDEN. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated within easy access to the A13 is this 3 bedroom detached bungalow benefitting from accommodation including living room 22'2 x 9'8, kitchen/breakfast room 13'4 x 8'2, conservatory 17'2 x 12'8, 3 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, large garden to rear and driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

#### LIVING ROOM

22'2 x 9'8

Double glazed bay window to front. Double glazed window to side. Two radiators. Coved ceiling.

#### BEDROOM

11'10 x 9'6

Double glazed bay window to front. Radiator. Coved ceiling.

#### BEDROOM

9'10 x 9'8

Double glazed window to side. Radiator. Coved ceiling.

#### BEDROOM

16' x 9'2

Double glazed windows to front and rear. Two radiators. Coved ceiling.

#### KITCHEN/BREAKFAST ROOM

13'4 x 8'2

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for appliances.

#### SHOWER ROOM

8'2 x 5'4

Double glazed opaque

window to rear. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Extensive tiled surround. Radiator.

#### CONSERVATORY

17'2 x 12'8

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Laminate finish to floor.

#### LARGE REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. 3 sheds. Hedges to boundaries.

#### DRIVEWAY

The property benefits from driveway to front providing off street parking. Wall to front boundary.

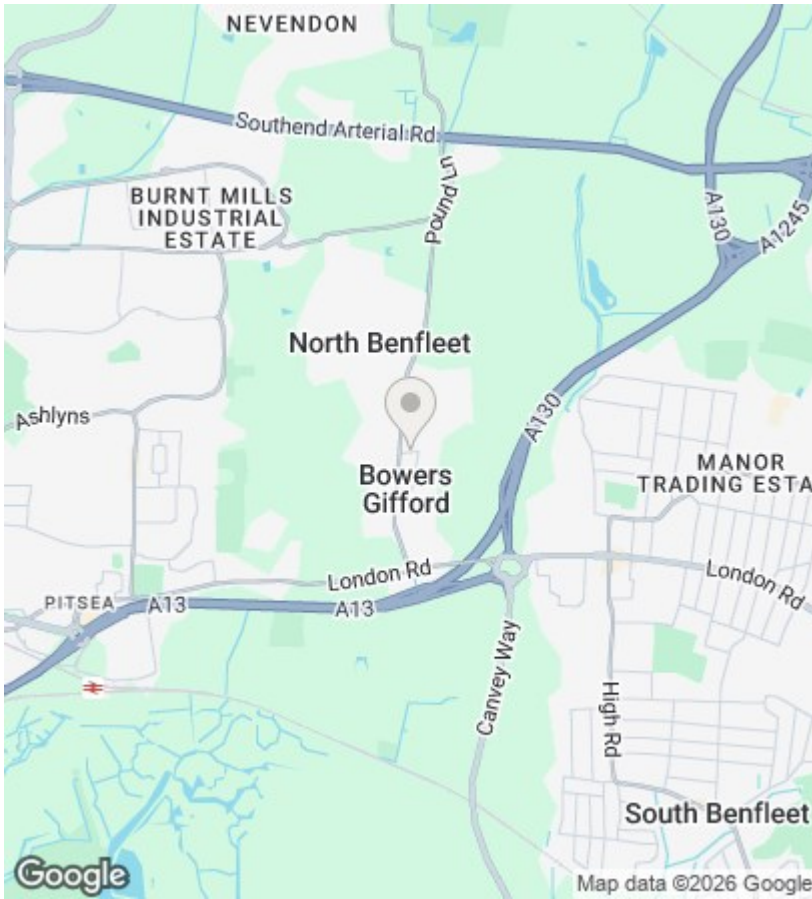
#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.









EPC Rating:

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>		
(55-68) <b>D</b>		
(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	

Ground Floor

