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FOR SALE BY PRIVATE TREATY

RS/4062

## 26 Grove Heights, Ederney. BT93 ODL

## DETACHED 3 BEDROOM BUNGALOW WITH POSSIBLE ROOFSPACE CONVERSION SPACE





- Newly constructed spacious 3 bedroom bungalow set close to Ederney village centre and all local shops, schools and amenities.
- ❖ Property offers 3 bedroom accommodation with ensuite to master bedroom, lounge, spacious dining/living area opening off kitchen, kitchen, Bathroom and Utility area.
- Kitchen/Utility and main Bathroom fitted out. Entire walls have been painted magnolia throughout.
- Nicely elevated site offering countryside views in the distance but still with the convenience of town location.

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

## Accommodation

Entrance Hall:  $17'7'' \times 6'8''$ 



PVC double glazed/panelled entrance door and matching side screen.

Lounge: 15'1" × 13'10"



Timber finished fire surround and cast iron inset provided to open grate.

Family/Dining area:  $16'5" \times 13'10"$ 



Double doors opening to kitchen, part glazed.

Spacious room with views to front.

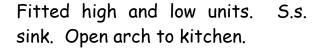
Kitchen:  $13'9'' \times 10'10''$ 



Layout provides good range of kitchen unit space.

Patio doors opening to rear.







Bathroom: 7'11" x 9'7"



3 piece suite. Electric shower over bath. Ceramic tiled flooring. Walls part tiled.

Hotpress opening off.

Bedroom No 1:  $14'5'' \times 13'6''$  inc. ensuite.



Layout provides for 2 piece suite and separate shower cubicle.



Bedroom No 2: 13'0" x 9'6"

Bedroom No 3: 9'10" x 9'7"



## **OUTSIDE**

Driveway to front has been gravelled and kerbed. Gardens to front and small area to rear. Timber boundary fence.

Current Annual Rates £833

All mains services installed.

**EPC PENDING** 

Viewing by appointment with agent.