

PRICE
£250,000

Freehold



**A SPACIOUS 2 BED DETACHED BUNGALOW
SITUATED CLOSE TO TRANSPORT LINKS AND
RETAIL PARKS. IN NEED OF MODERNISATION
THROUGHOUT.**

**Queenborough Road,
Halfway, ME12 3EW**





GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given for their condition or operation. Made with Hoxograph 2002.

Charming 1930's Detached Bungalow – 2 Bedrooms Come take a look at this characterful 1930's built detached bungalow, perfectly positioned close to local transport links and the nearby Neats Court retail park.

Offering excellent potential, the property would benefit from a degree of modernisation yet, already enjoys the advantages of uPVC double glazing and gas-fired central heating.

The accommodation is complemented by generous outdoor space: to the front, a block-paved driveway provides ample off-street parking, while to the rear lies an impressive 80ft garden backing onto open fields – a tranquil setting ideal for family enjoyment or future landscaping projects.

This is a fantastic opportunity to create a home tailored to your taste, in a convenient and well-connected location. Contact Mark or Shannon today to arrange your escorted viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule** has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.