



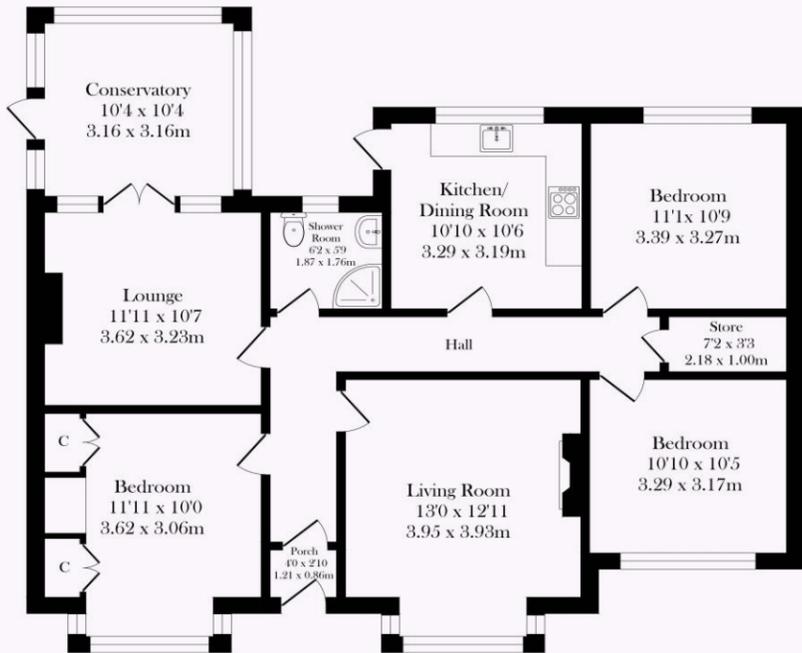
TRACY PHILLIPS

Estates



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Approx. Floor Area 109.2 Sq.M (1175 Sq.Ft.)

Total Approx. Floor Area 109.2 Sq.M. (1175 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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Asking Price: £295,000

Shevington Lane, Shevington

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Located along one of Shevington's most desirable lanes with easy motorway access and open views towards the front, this good-sized bungalow rests on an impressive and sizeable plot. The property has been extended and now offers accommodation which extends to circa 1175 square feet.

Offering lots of potential to extend or even to create another floor (subject to any necessary consents) and a real blank canvas for any clients wishing to create their dream home, however, it does require refurbishment. This double fronted true bungalow, which is offered with vacant possession, briefly comprises an entrance porch leading into the hallway and through to the rest of the home. The lounge is located at the front of the property and features a bay window. The main bedroom is located across the hallway and includes fitted wardrobes. A further bedroom (currently utilised as a study/sitting room) is located at the rear of the home and leads into the conservatory which enjoys views over the private and sizeable rear garden. A three piece fully tiled shower room and the kitchen, which is fitted with a range of units are both located at the rear of the home with the kitchen providing access out to the gardens. Two further bedrooms are located at the end of the property.

Externally, the home rests on a great mature plot which has the benefit of not being overlooked and enjoys views over an open lane to the front and a private and well screened rear garden. The property is set behind a mature beech hedge giving good privacy from the road and leading to the driveway whilst lawns finish the garden. The rear garden is a great size with a flagged patio and large lawns. It is well screened from its neighbours by mature hedging.

The bungalow is ideally located with really easy access to the motorway and the village of Shevington. The highly regarded high school is on your doorstep and the village is a short drive away with a range of shops and facilities. The village even boasts its own railway station, ideal for commuters.

Viewings of this property, offering lots of potential, are now welcomed via our office.

