



## 9 Battle Green, Epworth

£315,000 Freehold

A SUBSTANTIAL TRADITIONAL DETACHED BUNGALOW • LARGE DETACHED DOUBLE GARAGE (6.85m x 6.2m) • NO UPWARD CHAIN • 2 DOUBLE BEDROOMS • 2 RECEPTION ROOMS & REAR CONSERVATORY • FITTED KITCHEN & SHOWER ROOM • GENEROUS GARDENS WITH A LARGE DRIVEWAY • WALKING DISTANCE TO THE TOWN CENTRE • EXCELLENT POTENTIAL - VIEWING IS ESSENTIAL TO FULLY APPRECIATE



**Porch**  
2' 7" x 5' 11" (0.78m x 1.80m)

**Reception Hall**  
14' 4" x 5' 11" (4.37m x 1.80m)

**Living Room**  
11' 11" x 11' 11" (3.63m x 3.63m)

**Dining Room**  
11' 11" x 13' 11" (3.63m x 4.24m)

**Rear Hall**  
11' 2" x 5' 5" (3.40m x 1.65m)

**Kitchen**  
11' 6" x 7' 3" (3.50m x 2.22m)

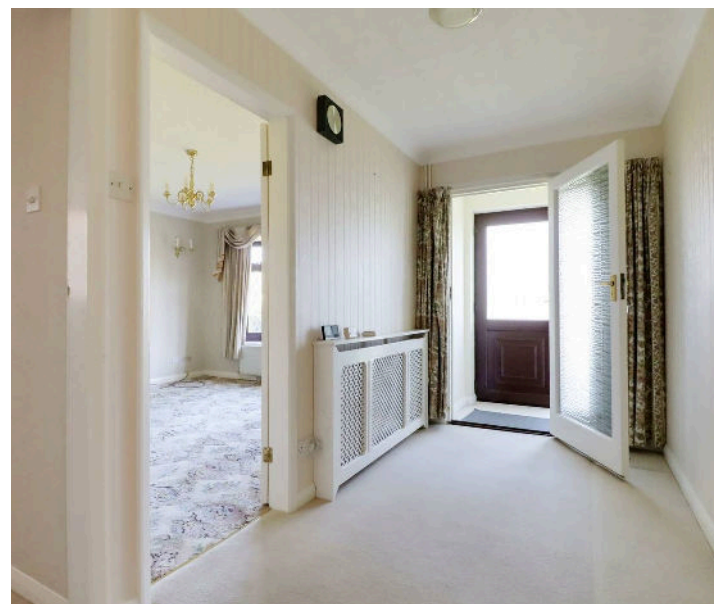
**Conservatory**  
7' 9" x 11' 10" (2.35m x 3.60m)

**Bedroom 1**  
11' 10" x 13' 11" (3.60m x 4.24m)

**Bedroom 2**  
11' 10" x 12' 0" (3.60m x 3.65m)

**Shower Room**  
5' 11" x 11' 10" (1.80m x 3.60m)

**Garage**  
22' 6" x 20' 4" (6.85m x 6.19m)



Spacious 2-bed detached bungalow with double garage, large gardens, ample parking, conservatory, and no upward chain. Great potential for extension (subject to consent).

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

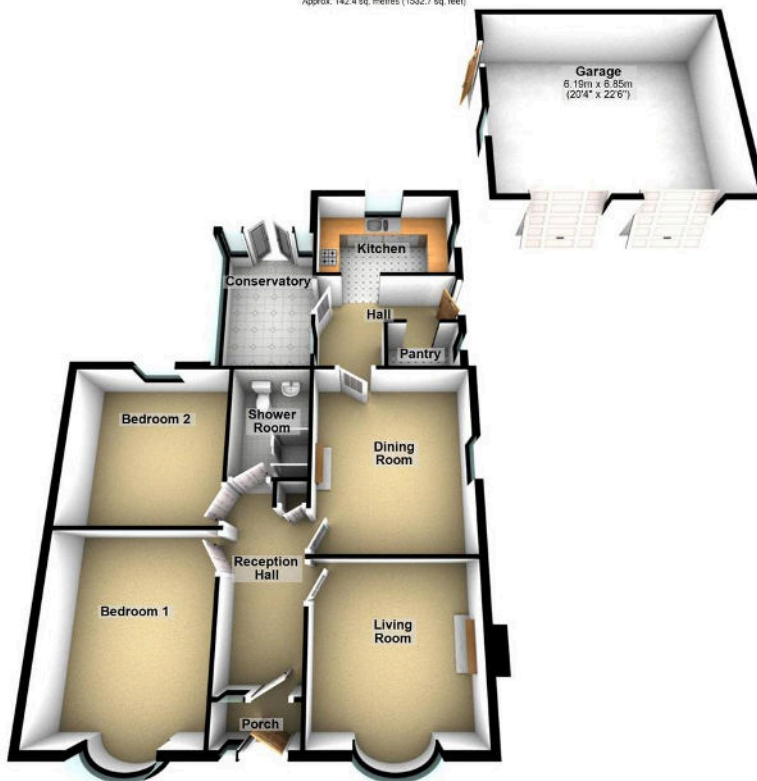
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**Ground Floor**  
Approx. 142.4 sq metres (1532.7 sq. feet)



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Total area: approx. 142.4 sq. metres (1532.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure