





2 Trent Port Road, Marton

£190,000 Freehold

A CHARMING TRADITIONAL DETACHED BUNGALOW • NO UPWARD CHAIN • STUNNING CHURCH VIEWS TO THE FRONT • WELL PRESENTED & PROPORTIONED THROUGHOUT • 2 RECEPTION ROOMS • 2 DOUBLE BEDROOMS • PROMINANT CORNER PLOT • HIGHLY SOUGHT AFTER VILLAGE LOCATION • VIEWING COMES HIGHLY RECOMMENDED

paul fox
the family estate agents

No upward chain. Detached bungalow on a corner plot with church views, 2 double bedrooms, garage, gardens, uPVC glazing, oil heating. Well presented. Viewing recommended.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Double Garage
Full uPVC double glazed windows and doors.

Central Heating
There is an oil fired central heating system to radiators with the boiler located in the garage.

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Lounge
11' 0" x 14' 1" (3.35m x 4.29m)
Front uPVC double glazed window with matching uPVC front entrance door and side light, electric fire, wall to ceiling coving, dado railing, wall mounted Drayton thermostatic control for the central heating and doors to;



Central Dining Room
13' 0" x 9' 9" (3.97m x 2.98m)
Corner fitted storage cupboard with cylinder tank and shelving, dado railing, wall to ceiling coving and doors to;

Kitchen
14' 6" x 7' 11" (4.42m x 2.42m)
Enjoys a dual aspect with rear and side uPVC double glazed windows. The kitchen has a range of low level units, drawer units and wall units with a complementary patterned top with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap and lino flooring.



Side Entrance
Side uPVC double glazed window with patterned glazing, cushioned flooring and doors to;

Cloakroom
Side uPVC double glazed window with patterned glazing, low flush WC in white and vinyl flooring.



Front Double Bedroom 1
9' 1" x 14' 1" (2.77m x 4.28m)
Enjoys a dual aspect with front and side uPVC double glazed windows, wall to ceiling coving and doors to;



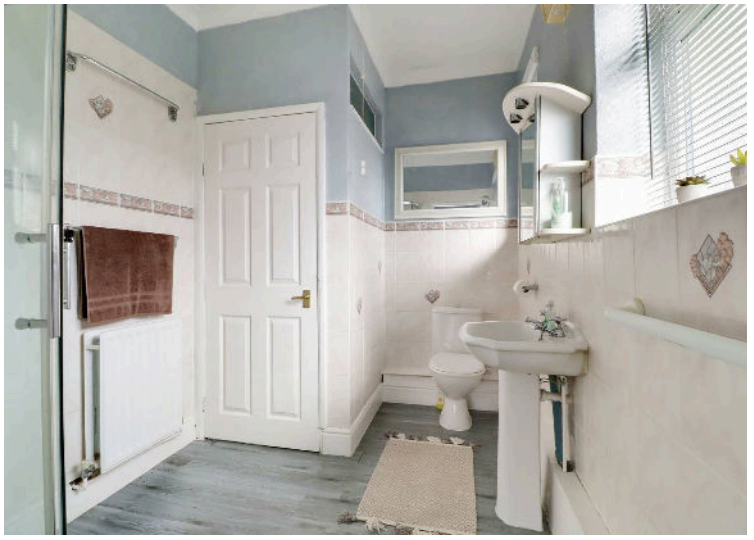
Jack and Jill Shower Room
7' 0" x 9' 10" (2.13m x 3.00m)
With two side uPVC double glazed windows with patterned glazing providing a three piece suite comprising a low flush WC, pedestal wash hand basin, double shower cubicle with glazed screen and electric shower, lino flooring, part tiling to walls and an internal door leads back to the dining room.

Double Bedroom 2
8' 1" x 12' 10" (2.46m x 3.90m)
Side uPVC double glazed window.



Grounds
The property occupies a prominent corner plot enjoying excellent views of the Church and with surrounding dwarf walled boundaries to the front and side with lawned gardens and planted shrub borders, the front driveway leads directly to the garage and a concrete laid perimeter pathway which surrounds the property allows access to the private rear garden having a further lawn with planted borders and seating area.

Outbuildings
The property has an integral single garage with up and over front door and internal power and lighting.















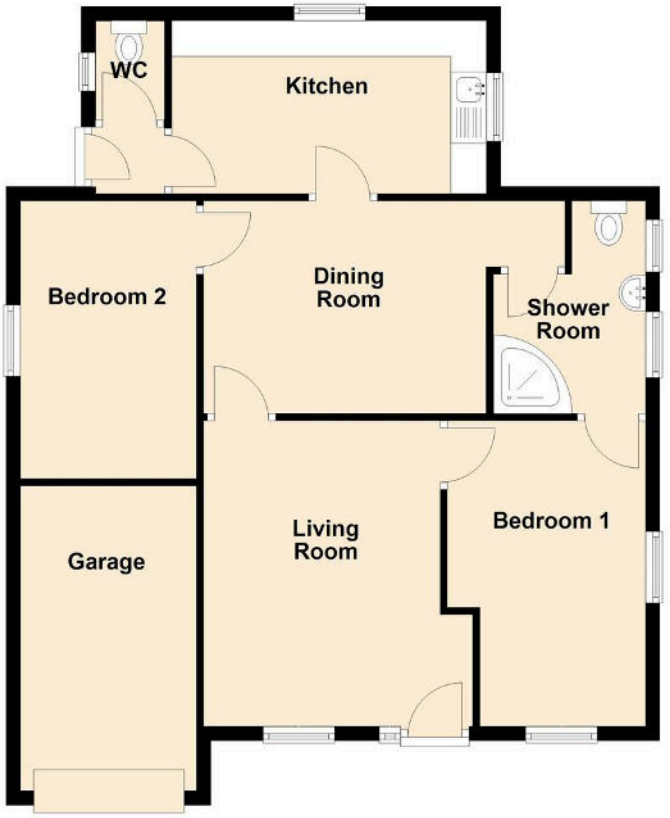






Ground Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



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Total area: approx. 80.6 sq. metres (867.1 sq. feet)

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