



## The Bungalow Metton Road, Roughton, NR11 8QT

Offers Over £175,000

- In need of renovation
- Two bedrooms
- Lounge
- Gardens
- Rebuild potential
- Detached bungalow
- Kitchen
- Storage heating
- Parking

# The Bungalow Metton Road, Roughton NR11 8QT

A detached bungalow in need of complete refurbishment, occupying an attractive plot with significant scope for enhancement.

The property may appeal to developers and self-build purchasers, with potential for redevelopment or a replacement dwelling, subject to all necessary planning consents and approvals.



Council Tax Band: B



## REAR PORCH

Flat roof porch with window to the side, plumbing for washing machine and door to kitchen.

## KITCHEN

Window to rear, sink, storage cupboards, wall mounted storage heater, ceiling light, door to:

## ENTRANCE HALL

Solid wood door, ceiling light, doors to all rooms, access to roof space.

## LOUNGE

Window to the front with secondary double glazing, ceiling light, wall mounted storage heater, tiled open fireplace with mantle over and stone hearth.

## BEDROOM ONE

Window to the side with secondary double glazing, radiator and storage heater, built in cupboard and ceiling light.

## BEDROOM TWO

Window to the front with secondary double glazed window. Storage heater and built in cupboard. Ceiling light.

## BATHROOM

Window to rear, bath, WC and pedestal wash hand basin. Ceiling light.

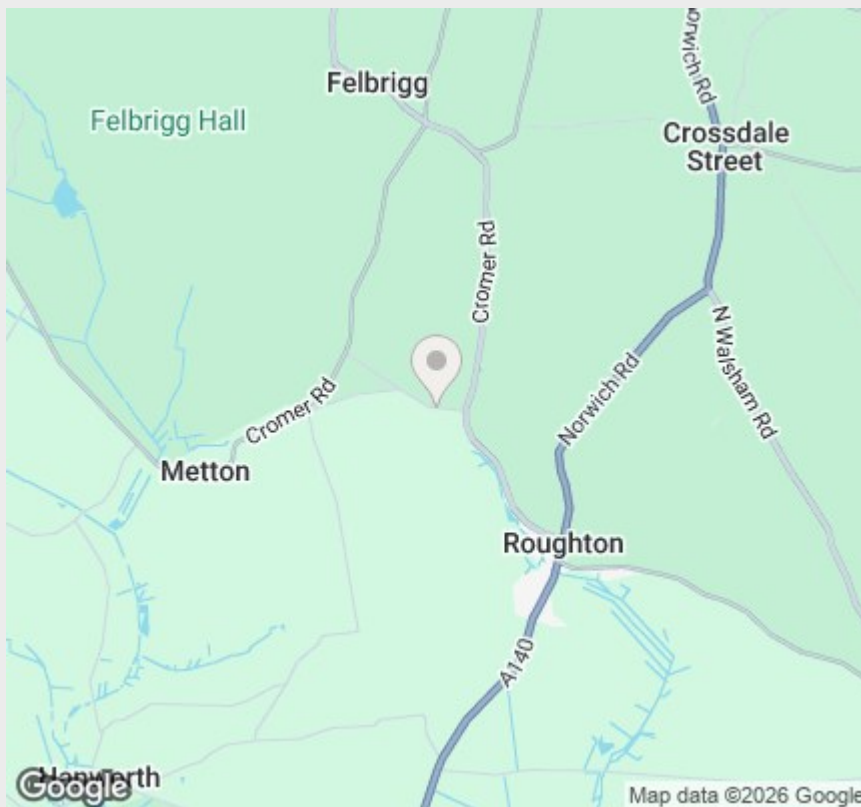
## OUTSIDE

The bungalow sits central in the plot, with lawn area around the front, sides and rear. There is a pathway around the property, various garden sheds and timber garage.

## AGENTS NOTE

This is a freehold property, with no onward chain, mains services connected are mains water, sewage and electricity. The property has a council tax band B.





## Viewings

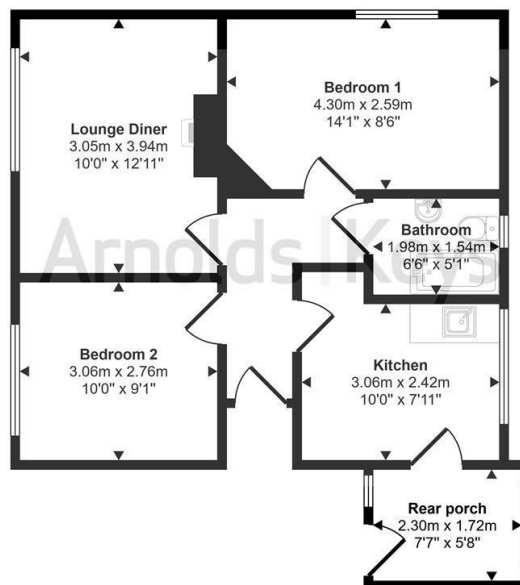
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>72</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>22</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Approx Gross Internal Area  
54 sq m / 583 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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