



2 Lings Close, Horsford

£210,000 Freehold



websters.

This light and spacious semi-detached bungalow presents a fantastic opportunity for those seeking modern and comfortable living. Featuring two double bedrooms, a light kitchen, a cosy lounge/diner area, and a modern bathroom, this property is sure to appeal to discerning buyers. Additionally, being offered with no onward chain, this property is ready for new owners to move in and make it their own. Situated in a desirable cul-de-sac location, residents can enjoy a peaceful living environment. The property also boasts a spacious rear garden providing ample outdoor space for relaxation and entertaining, along with off-street parking for convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Light And Spacious Semi-Detached Bungalow
- Two Double Bedrooms
- Light Kitchen
- Lounge / Diner
- Modern Bathroom
- No Onward Chain
- Cul-De-Sac Location
- Spacious Rear Garden And Off Street Parking



Entrance Hall

Part obscure uPVC double glazed front door, further doors to all rooms, radiator, large built in storage cupboard, further secondary built in storage cupboard, floor laid to carpet.

Lounge / Diner

16' 11" x 10' 10" (5.16m x 3.29m)

Two uPVC double glazed windows to the front and rear aspects, floor laid to carpet, fireplace recess with tiled hearth and brick surround and a radiator.

Kitchen

10' 8" x 9' 1" (3.26m x 2.77m)

Comprising a range of wall and base units with laminate work tops, space for electric free standing cooker, space and plumbing for washing machine, space for fridge - freezer, pantry cupboard, inset stainless steel sink with mixer tap and drainer, tiled splash back, uPVC double glazed window to the rear aspect, part obscure uPVC double glazed door to the rear garden, radiator, service hatch and laminate flooring.

Bedroom One

11' 3" x 10' 2" (3.42m x 3.09m)

Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

Bedroom Two

9' 5" x 11' 1" (2.88m x 3.39m)

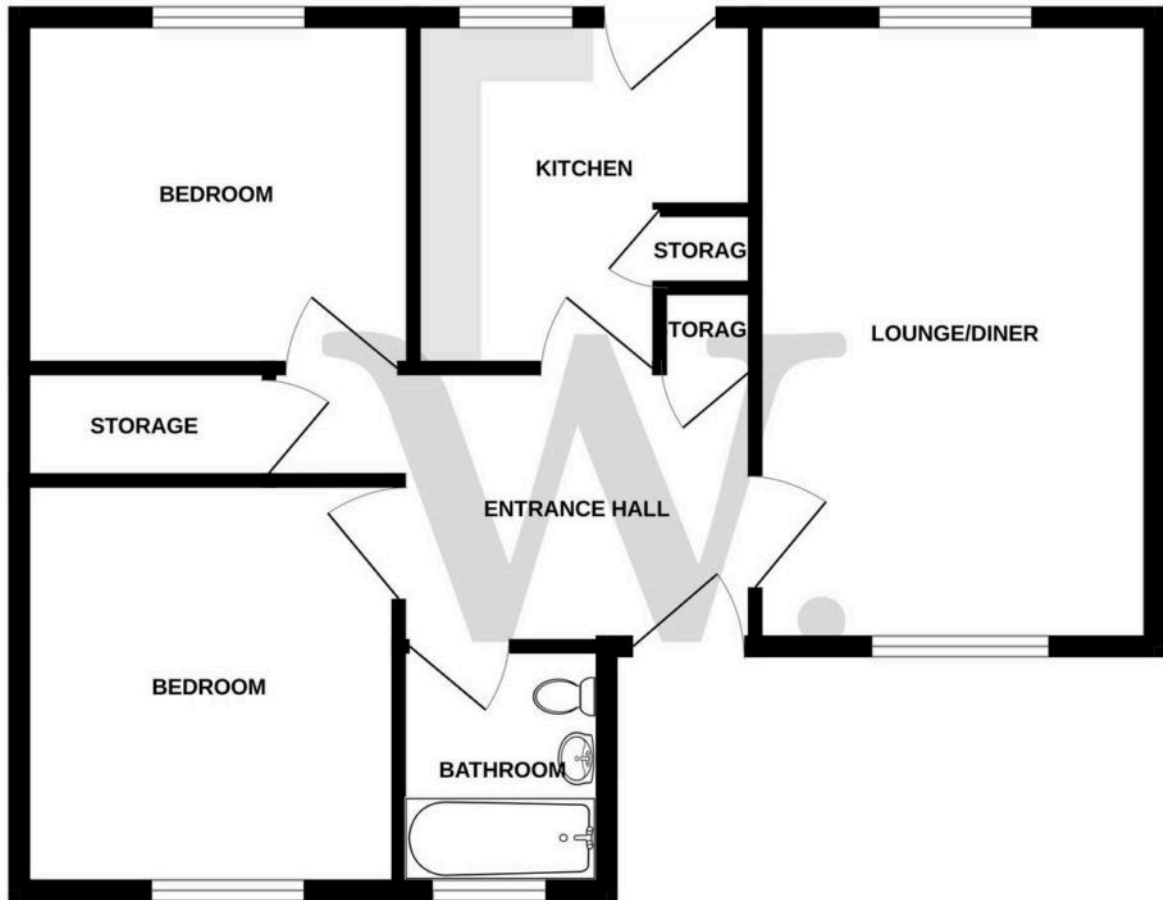
Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Panel bath with splash back, shower over and tiled backing, low set WC, pedestal hand wash basin with splash back, radiator, laminate flooring and an obscure uPVC double glazed window to the front aspect.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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