



| 105 Duncombe Road | Bengoe | SG14 3DA **Price guide £575,000**

A three bedroom semi-detached Victorian home situated in this highly desirable residential area of Bengoe. Having been tastefully extended this property offers comfortable accommodation with superb fitted kitchen/ breakfast room with bi-fold doors opening onto the 45' rear garden and with a luxury first floor bath and shower room with freestanding bath in a contemporary chic style. Tastefully presented throughout with underfloor heating to kitchen and bathroom. the property also enjoys off street parking to the front on it's own hard standing.



Side door into:

Entrance Hall:

Doors to:

Cloakroom:

Low level WC, wall mounted wash hand basin and recessed spot lights.

Lounge:

12'7 x 12'0 (3.84m x 3.66m) UPVC double glazed bay window to front with fitted shutters, feature fireplace with coal effect gas fire, coving, dual matching built in cupboards and display shelves, radiator and television point.

Dining Room:

11'9 x 10'8 (3.58m x 3.25m) UPVC double glazed window to side, radiator, built in storage cupboard and additional under stairs cupboard housing media points, stairs to first floor and door to:



Kitchen/Breakfast Room:

20'0 x 11'6 (6.10m x 3.51m) Dual aspect uPVC double glazed window to side and double glazed bi-fold doors onto rear garden, newly fitted with a range of country style base and wall cupboards with solid wood work surfaces over incorporating one and a half bowl single drainer sink unit, integrated dishwasher and washing machine, appliance space for American style fridge freezer and range style oven with built in extractor hood over with feature brick surround, tiled flooring with under floor heating, recessed spot lights, television point and breakfast bar.

First Floor Landing:

Recessed spot lights, access to loft space, radiator with cover and doors to:

Bedroom 1:

11'7 x 10'8 (3.53m x 3.25m) UPVC double glazed window to front with fitted shutters, radiator and open feature fireplace, television point and built in wardrobes.



Bedroom 2:

10'10 x 8'7 (3.30m x 2.62m) UPVC double glazed window to side, radiator and television point.

Bedroom 3:

7'2 x 7'1 (2.18m x 2.16m) UPVC double glazed window to rear and radiator, Television point.

Luxury Bath & Shower Room:

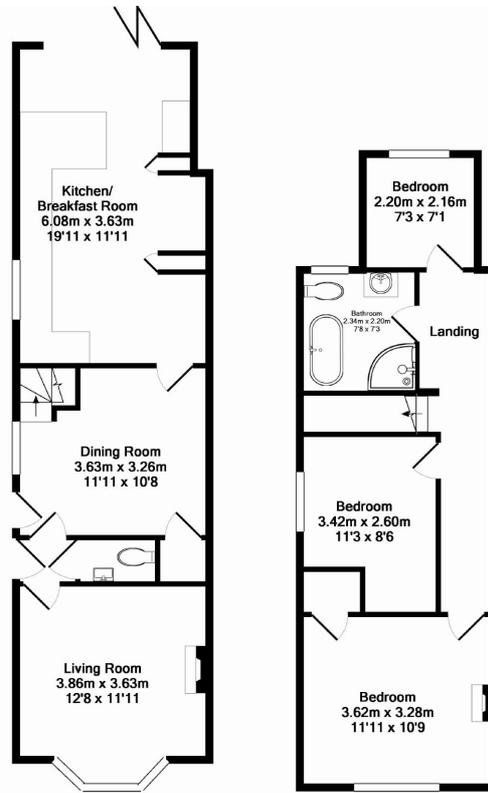
7'8 x 7'1 (2.34m x 2.16m) Opaque uPVC double glazed window to rear, luxury newly fitted white suite comprising low level WC, circular vanity wash hand basin with mixer tap, freestanding dual end bath with standpipe mixer tap and telescopic shower attachment, corner shower cubicle with pan head shower, tiled flooring and walls to half height, under floor heating, recessed spot lights and extractor fan.

Rear Garden:

Approx 45' (Approx 13.72m) Approx 45' rear garden predominately laid to lawn with decked patio and hard standing for timber shed and enclosed by panel fencing.







Ground floor
Approx. Floor
Area 49.3 Sq.M.
(531 Sq.Ft.)

1st floor
Approx. Floor
Area 40.2 Sq.M.
(433 Sq.Ft.)

Total Approx. Floor Area 89.6 Sq.M. (964 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	68	81

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