



| 89 Duncombe Road | Bengeo | SG14 3DA

Price guide £500,000

A well presented Victorian semi-detached home situated within this peaceful and mature location at the heart of Bengeo and offering the unusual benefit of off road parking. With a feature natural brick chimney breast to the living room with a wood burning stove and a further dining room with natural brick chimney breast with a good sized fitted kitchen. Boasting two double bedrooms with a luxury four piece bathroom suite the property further enjoys an east facing garden to the rear.

Front door into:

Entrance Hall:

Stairs to first floor and doors to:

Living Room:

13'1 x 11'1 (3.99m x 3.38m) UPVC double glazed bay window to front, stripped pine flooring, feature open fireplace with stove, radiator and picture rail.

Dining Room:

11'1 x 7'8 (3.38m x 2.34m) UPVC double glazed window to rear, oak flooring, brick open fireplace, radiator, under stairs cupboard and door to:

Kitchen:

17'5 x 6'5 (5.31m x 1.96m) Dual uPVC double glazed windows to side and rear, door to garden, refitted base and wall cupboards with contrasting work surfaces incorporating single drainer one and a half bowl sink unit, appliance space for gas range oven, tumble dryer and washing machine with plumbing provided, integrated fridge/freezer, integrated dishwasher, two radiators, tiled flooring and recessed spot lights.



First Floor Landing:

Doors to:

Bedroom 1:

11'1 x 7'9 (3.38m x 2.36m) UPVC double glazed window to rear, radiator, picture rail, access to loft space, original Victorian fireplace and door to:

Bathroom:

8'6 x 6'5 (2.59m x 1.96m) Opaque uPVC double glazed window to rear, luxury free standing cast iron bath with mixer tap and shower attachment, tiled shower cubicle, tiled flooring, chrome radiator and access to loft space.



Bedroom 2:

11'1 x 11'0 (3.38m x 3.35m) UPVC double glazed window to front, radiator, picture rail, open feature fireplace and recessed wardrobe.

Rear Garden:

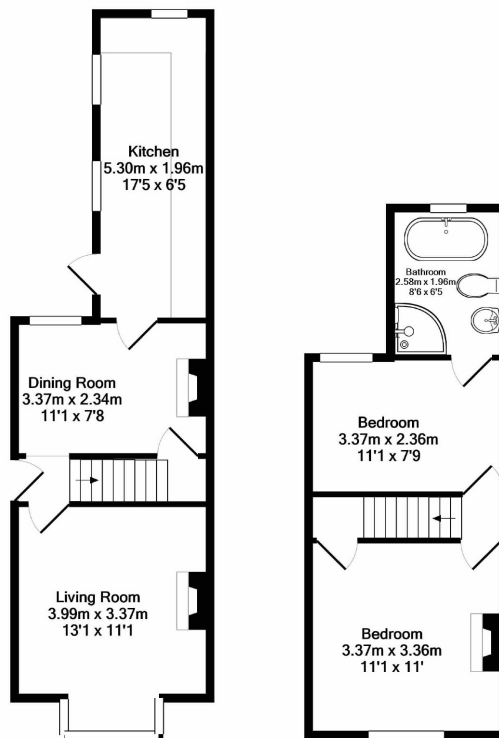
Approx 60'0 (Approx 18.29m) Predominately laid to lawn with hard standing for large timber shed enclosed by panel fencing with pedestrian gated side access to front.

Driveway:

Providing off street parking for one car.










Ground floor
Approx. Floor
Area 33.4 Sq.M.
(360 Sq.Ft.)

1st floor
Approx. Floor
Area 27.0 Sq.M.
(291 Sq.Ft.)

Total Approx. Floor Area 60.4 Sq.M. (651 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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