



Local Market

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Est 1879

LOVELLS



£530,000
Forest

Fontaine Bleu
Rue Des Agneaux

Lovely detached bungalow

Rural outlook

Large lounge

Up to three bedrooms

Good size front and rear gardens

Plenty of parking



3 Bed(s)



2 Bath(s)



4 Car(s)

Perry's Ref: 29 E2 TRP: 133



Fontaine Bleu, Rue Des Agneaux, Forest

This lovely detached bungalow is located in the Forest and boasts a rural outlook, front and rear gardens and ample parking. The interior of the property is neat and tidy and although it could do with some modernisation, it could easily be lived in just as it is. With three bedrooms, a large lounge with rural views, fitted kitchen, family bathroom, separate shower room and a dining room (which doubles up as bedroom three), the property currently offers spacious accommodation but with the relevant permissions, it could be extended into the roof or at the rear. With the above and more, viewing is highly recommended.

Entrance Porch

5'10 x 5' (1.78m x 1.52m) Glazed uPVC door with side windows to front and large glazed window to side. Tiled flooring. Glazed panelled wooden door and step into:

Entrance Hallway

19'4 max + 2'11 min + 10'2 max + 3'10 min (5.89m max + 0.89m min + 3.10m max + 1.17m min) 'L' shaped. Access to roof space. Doors to:

Lounge

16'10 x 15'10 (5.13m x 4.83m) Windows to side. Windows to front with rural views. Working fireplace with tiled surround, tiled hearth and wooden mantle over. Two door cupboard to side.

Bedroom 2

11'10 x 11'8 (3.61m x 3.56m) Windows to side and rear.



Shower Room

8'4 x 4'10 (2.54m x 1.47m) Fully tiled walls. Window to rear. Two piece suite comprising shower cubicle with folding shower screen door and pedestal wash hand basin.

Family Bathroom

8'3 x 6'6 max (2.51m x 1.98m max) Fully tiled walls. Window with obscure glass to rear. White three piece suite comprising bath with shower mixer over and folding shower screen, low flush WC and pedestal wash hand basin.

Kitchen

11'7 x 10'2 max (3.53m x 3.10m max) Window to side. Fitted with a range of medium oak wall and base units with a beige marble effect work surface over, incorporating a beige acrylic one and a half bowl sink and drainer. Appliances include: Hotpoint double oven and hob, extractor over, Bendix washing machine. Large pantry/storage cupboard. Glazed wooden panelled door to:

Utility/Rear Porch

7'1 x 7' (2.16m x 2.13m) Window to rear. Glazed aluminium door to side. Camray oil fired central heating boiler. Airing cupboard with hot water cylinder. Returning to the Entrance Hallway, a door leads to:

Bedroom 3/Dining Room

12'10 x 11'1 (3.91m x 3.38m) Window to side. Working fireplace with tiled surround, hearth and mantle. Serving hatch to Kitchen.

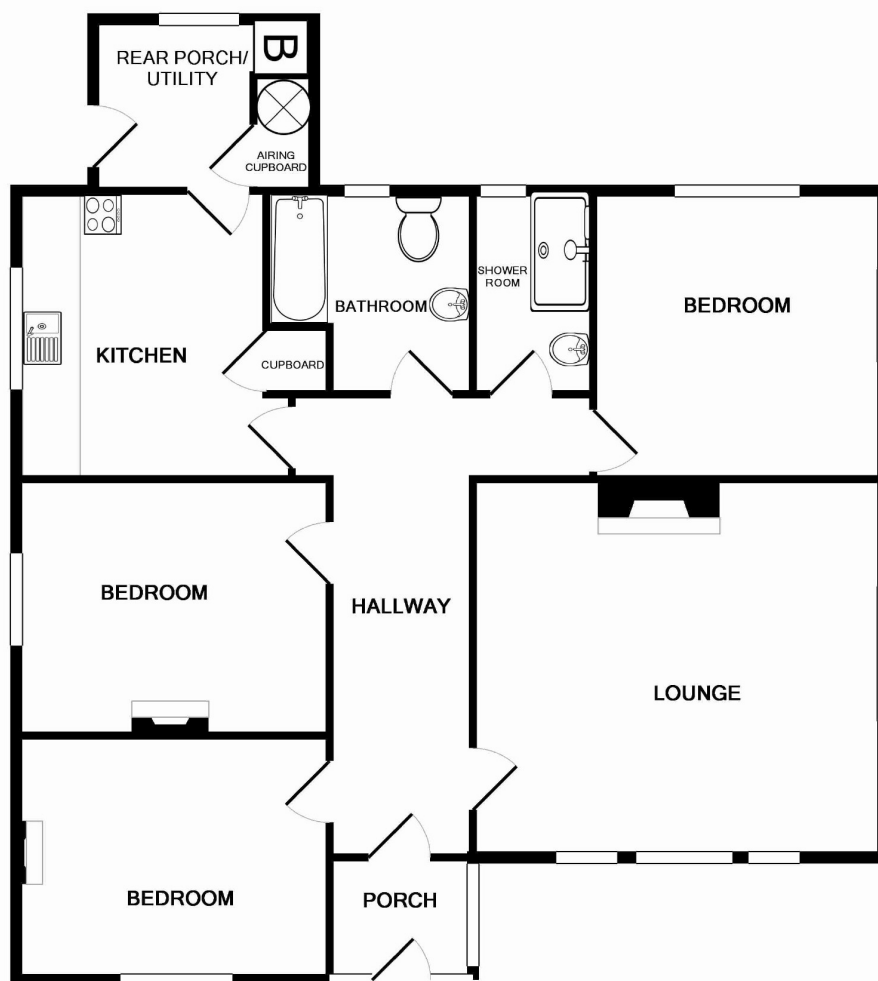
Bedroom 1

12'10 x 10'10 (3.91m x 3.30m) Large picture window to front with rural views. Fitted wardrobes. Feature electric fireplace with tiled surround, hearth and mantle.

Exterior

At the front of the property is a large lawned foregarden and at the side is a concrete driveway, leading to the rear where there is parking for numerous cars and a lawned garden with domestic wooden shed and oil tank.





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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Fittings

All fitted flooring, curtains, blinds, light fittings and the appliances as listed are included in the sale.

Services

Mains electricity and water. Cesspit drainage. Oil fired central heating.

Directions

Travelling along Forest Road towards the airport, turn right at Le Chene traffic lights and then take the next left into Rue Des Agneaux. The property is the first one on the left.

Possession

By arrangement.

Viewing

Strictly by appointment with Lovell & Partners.

Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

Disclaimer

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