



43 Moss Green Lane, Brayton

£300,000

PRICE REDUCTION WAS £325,000 ***NOW £300,000***

This is a premier bungalow in a premier location in a Premier Village!

This two bed detached bungalow boasts an excellent sized plot with superb gardens and a detached garage. The property enjoys oil central heating, kitchen / diner, two double beds, rear sun room, UPVC double glazed windows and is available with NO UPWARD CHAIN. Viewing highly recommended through the Agent.



Covered entrance porch

UPVC double glazed front door with side panels.

Entrance hall 4.32 x 1.78 (14'2" x 5'10")

Central heating radiator. Coved ceiling.

Lounge 4.23 x 4.43 (13'11" x 14'6")

UPVC double glazed bay front window. Two small UPVC double glazed side windows. Coved ceiling. Stained wood fireplace surround. Marble inset and hearth. Two central heating radiators.

Bedroom one (front) 3.98 x 3.29 (13'1" x 10'10")

UPVC double glazed front bay window. Two central heating radiators. Coved ceiling.

Bedroom two (rear) 3.82 x 3.30 (12'6" x 10'10")

UPVC double glazed rear window. Central heating radiator.

Kitchen / diner 3.57 x 4.18 (11'9" x 13'9")

UPVC double glazed side window. Wood framed rear window and door. Fitted kitchen - wall and base units. Worktop surfaces. Half tiled. Stainless steel sink and drainer. Plumbing for washing machine. Oil gas central heating boiler. Integrated Hotpoint electric oven and four ring hob. Tiled floor. Central heating radiator.

Bathroom 2.46 x 2.00 (8'1" x 6'7")

White suite. Bath, WC and sink unit. Fully tiled. Central heating radiator. Airing cupboard housing water tank. UPVC double glazed rear window.

Rear sun room 3.61 x 2.50 (11'10" x 8'2")

Brick base. Double glazed wood windows. Polycarbonate roof. Tiled floor. Wood side door.

Outside

Lawn and flower borders to the front. Brick paved driveway leading to detached single garage. Dwarf wall and patio area to the rear with lawn and mature flower beds and borders.



Keith Taylor

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FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Ground Floor



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	40	
(1-20)	G		73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		
(65-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		66
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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