

# Chapters



**6 GREENACRES  
SHELF**

**£200,000  
FREEHOLD**

Nestled in the charming area of Greenacres, Shelf, this semi-detached bungalow presents a wonderful opportunity for those seeking a comfortable and convenient home. Spanning 646 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful home. Additionally there is a spacious living room, kitchen and modern fitted bathroom. One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many residential areas. This convenience is complemented by the absence of an onward chain, allowing for a smoother transition into your new home. While the bungalow is in need of some modernisation, it is not extensive, offering you the chance to personalise the space to your liking without overwhelming renovations. This property is perfect for those who wish to add their own touch while enjoying the benefits of a well-established neighbourhood. In summary, this semi-detached bungalow in Greenacres is a delightful prospect for anyone looking to invest in a home with potential. With its convenient location, parking facilities, and the opportunity to create a space that reflects your style, this property is not to be missed.



• SEMI-DETACHED BUNGALOW • TWO BEDROOMS • LIVING ROOM • KITCHEN • MODERN  
THREE PIECE BATHROOM

### **Entrance Porch**

Access via a composite front door with storage cupboard and door to?

### **Kitchen**

Matching wall and base units incorporating a stainless steel sink and drainer. Integrated oven, hob and extractor hood. Double glazed window to the side and radiator.

### **Living Room**

Spacious room with large double glazed window to the front and radiator.

### **Bedroom One**

Double room with double glazed window to the rear, radiator and fitted wardrobes and drawers.

### **Bedroom Two**

With double glazed window to the rear and radiator.

### **Bathroom**

Modern fitted suite comprising WC, wash basin set to a vanity unit and double walk in shower cubical. Tiled walls and frosted double glazed window.

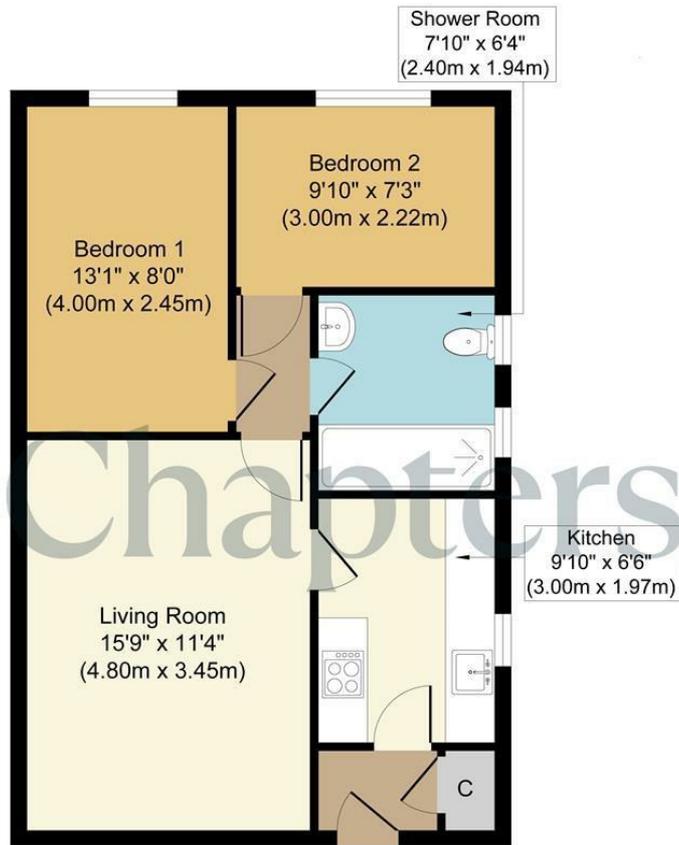
### **External**

The property benefits from a driveway to the side providing off road parking for multiple cars which leads to the detached garage. To the rear there is a good sized lawn garden.



• OFF-ROAD PARKING • DETACHED GARAGE • NO ONWARD CHAIN





**Approximate Floor Area**  
**546 sq. ft**  
**(50.73 sq. m)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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