

Tim Martin
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**42 Graffan Gardens
Comber
BT23 5DA**

**Offers Around
£109,950**

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SUMMARY

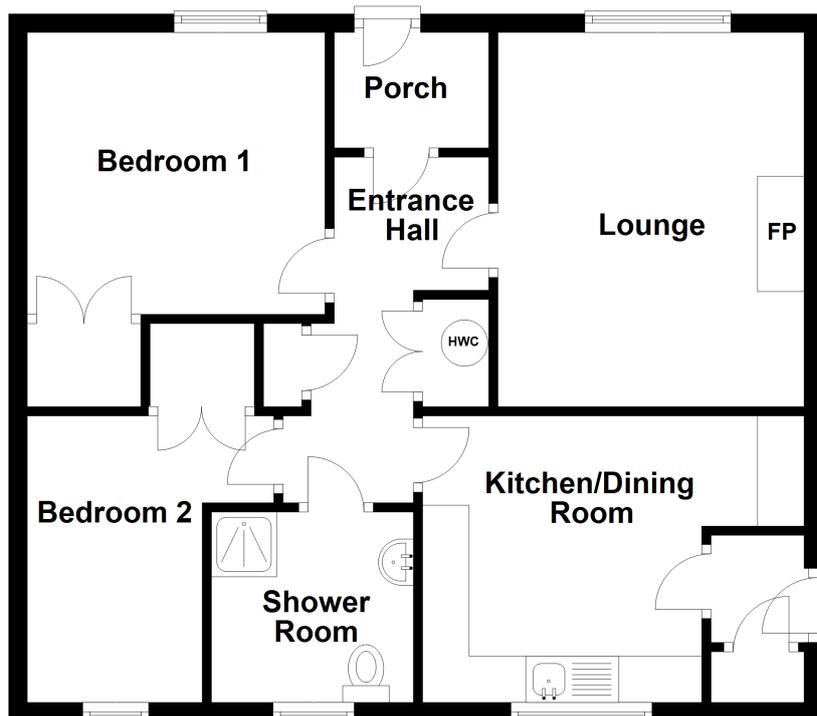
Occupying a spacious corner site, this semi-detached bungalow is situated within in this ever popular and convenient area of Comber.

The property is perfect for the first time buyer, young couple or those looking to downsize with convenience in mind. Accommodation comprises of a spacious lounge, fitted kitchen, two well-proportioned bedrooms and shower room, whilst outside, the property enjoys a brick pavia driveway to the side with easily maintained gardens to the front and rear.

Many local amenities are within walking distance, as too is the bustling town square, which boasts Tesco Express, Sugarcane café/restaurant, local boutiques and the local Farmers Market. It is not often that properties of this nature come on to the market and we strongly recommend your earliest internal appraisal.

FEATURES

- Semi Detached Bungalow Occupying a Spacious Corner Site
- Two Well Proportioned Bedrooms
- Spacious Lounge
- Fitted Kitchen & Shower Room
- Upvc Double Glazing & Electric Heating
- Brick Pavia Driveway to Side
- Easily Maintained Gardens



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

ENTRANCE PORCH

Glazed PVC entrance door; glazed door through to:



ENTRANCE HALL

Access to roofspace; hotpress with insulated copper cylinder; cloakroom.

LOUNGE 3.94m (12'11) x 3.25m (10'8)

Tiled fireplace with matching hearth.

KITCHEN 4.06m (13'4) x 3.07m (10'1) (Max Measurements)

Good range of white gloss high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with taps; space for electric cooker; space for fridge freezer; space and plumbing for washing machine; laminate worktops; part tiled walls; wood laminate floor.



REAR HALL

Wood laminate floor; built in storage cupboard; glazed PVC door to side.

BEDROOM 1 3.18m (10'5) x 3.05m (10')

Built in storage cupboard.



BEDROOM 2 3.1m (10'2) x 1.88m (6'2)

(Minimum Measurement)

Built in storage cupboard.



SHOWER ROOM 2.16m (7'1) x 2.06m (6'9)

White suite comprising separate tiled rectangular sliding door shower enclosure with Mira Sport electric shower with wall mounted telephone shower attachment; wall mounted wash hand basin with corner taps; low flush wc; tiled walls; vinyl floor.



OUTSIDE

Brick pavia driveway to the side (potential to create more parking if desired).

GARDENS

Front and side garden laid out in lawn; decorative pebble flowerbed hosting a wonderful selection of ornamental and flowering shrubs; fully enclosed rear gardens with spacious brick pavia and crazy paved patio area.

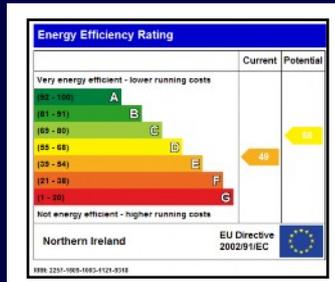
GARDEN SHED 1.91m (6'3) x 1.5m (4'11)

CAPITAL/RATEABLE VALUE

£77,500

RATES PAYABLE

£621.55 per annum (approx)



Comber ■

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