

WE VALUE



YOUR HOME



Orchard Close, Shillingford
£475,000



Situated within a pleasant cul-de-sac in the village of Shillingford, this link-detached bungalow is offered to the market with no onward chain.

The accommodation includes three well-proportioned bedrooms, a lounge enjoying a south-west facing aspect and a kitchen, with a family bathroom completing the layout. The south-west orientation allows plenty of natural light throughout the day, a benefit that extends to the garden, creating a bright space to enjoy across the seasons.

Further advantages include a garage and convenient off-street parking. Well placed for access to local countryside and nearby towns & villages, this bungalow offers a practical layout with clear potential for improvement.





- LINK-DETACHED BUNGALOW
- AVAILABLE WITH NO ONWARD CHAIN
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- OPPORTUNITY FOR MODERNISATION - ADD YOUR PERSONAL TOUCH
- THREE WELL-PROPORTIONED BEDROOMS
- GARAGE & OFF-STREET PARKING FOR ONE VEHICLE
- PLEASANT CUL-DE-SAC LOCATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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