



## Whitegates, Longhorsley

- Fabulous corner plot
- Refurbishment opportunity
- Two bedrooms
- Large double garage
- Front, side & rear gardens

**Offers In Excess Of £ 280,000**



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# Whitegates, Longhorsley

Fantastic refurbishment opportunity for someone looking to make their mark! This two-bedroomed, detached bungalow sits on a fabulous corner plot on Whitegates in Longhorsley. The plot the property sits on is a very generous size and offers tremendous views. We anticipate interest will be extremely high!

The property briefly comprises:- Entrance hallway which leads through to a good-sized lounge, separate dining room, kitchen with access into the garage, and a conservatory which leads out into the back garden. There are two double bedrooms and bathroom fitted with W.C., hand basin and walk-in shower.

Externally you have a large driveway and double garage with endless space. There are gardens that wrap around the front, side and an enclosed garden to the rear, ideal for outside entertaining or any family's needs.

A must view for those looking for a project.

**Measurements:-**

Lounge	18.03 x 11.10	(5.56m x 3.61m)
Kitchen	10.06 x 8.10	(3.20m x 2.69m)
Dining Room	11.11 x 8.02	(3.63m x 2.48m)
Bedroom One	11.11 x 11.07	(3.63m x 3.53m)
Bedroom Two	8.11 x 7.11	(2.72m x 2.41m)

(Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.)

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1<sup>st</sup> January 1964

The Vendor is in the process of purchasing the freehold.

**Council Tax Band: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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