



Affitto Estate Agents proudly present to the market this spacious TWO BEDROOM BUNGALOW in the popular residential area of Scraptoft. This property is close to local amenities, schools and parks, with great transport links in and around the Scraptoft area.

The family home consists of an entrance hallway, large living room, fitted kitchen with ample wall and base units, utility room and two double bedrooms on the ground floor. There is also a W/C and separate shower room comprising of a shower cubicle, bath and hand basin.

The property further benefits from off road parking with a large driveway and additional garage. There is also a large private garden to the rear.

This property has lots of potential to extend (STPP).

CONTACT US TODAY to arrange a viewing!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.