



**14 Golden Grove, Chilton, DL17 0QU**

**£64,950**

**\*\*\* INVESTMENT OPPORTUNITY \*\*\*** A one bedroomed semi-detached bungalow in this most pleasant location close to local shops. The property is being offered with a long term tenant on an assured shorthold tenancy paying £360PCM. the property is in excellent decorative order and boasts gas central heating, double glazing, and has modern kitchen and bathroom fittings.

### Entrance Hall

With front porch having patio doors.

### Lounge 13'0 x 10'8 (3.96m x 3.25m)



Has feature fire surround inset with pebble bed electric fire and central heating radiator.

### Kitchen / Dining Room 12'11 x 7'5 (3.94m x 2.26m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, mosaic tiled splashbacks, plumbing for automatic washing machine, central heating radiator and UPVC entrance door leading onto the rear garden.

### Bedroom 1 15'3 x 10'0 (4.65m x 3.05m)



Has central heating radiator.

### Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, part tiled walls and central heating radiator.

### Exterior

Has lawned front garden and enclosed rear garden

### Disclaimer

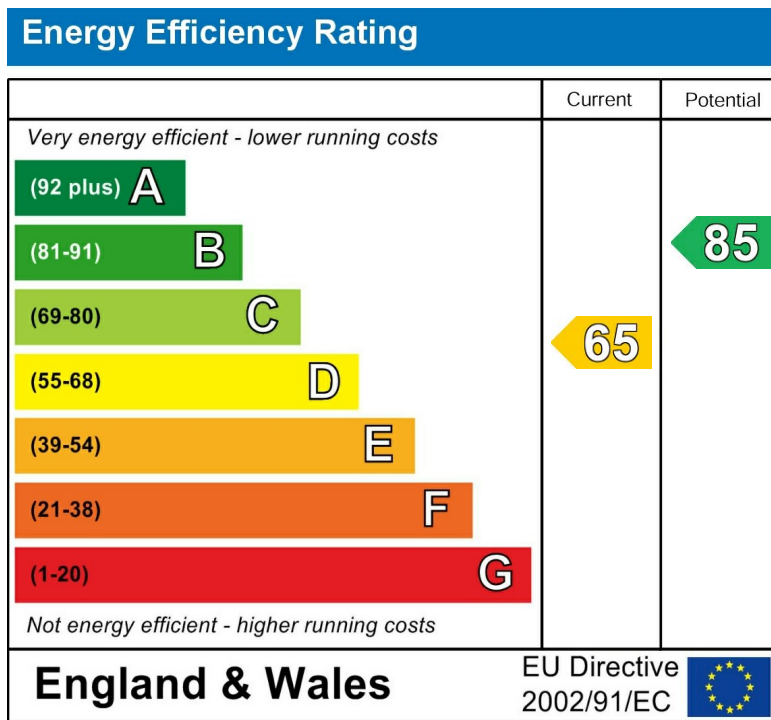
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD

SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.