



FOLLOW  **LLS**

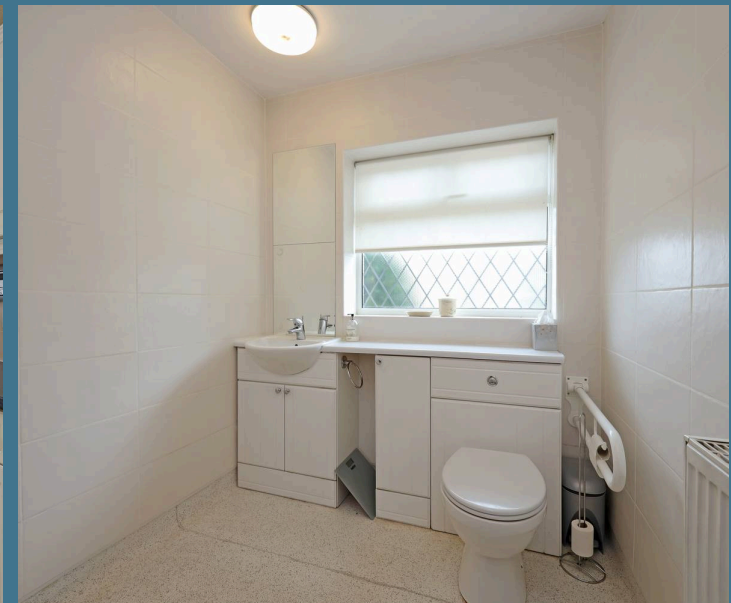
28 Roe Lane, Westlands - ST5 3PJ
£325,000

- Detached Two Bedroom Bungalow
- Much Sought After Location
- Driveway & Single Garage
- Enclosed, Mature Garden
- A Property with Huge Potential
- No Upward Chain

Situated in a much sought-after location, this detached two-bedroom bungalow presents an exciting opportunity for those seeking a project to transform a property into their dream home. Boasting a driveway and a single garage, this residence offers convenience and practicality coveted by many.

Upon entering, you are greeted by a practical layout and ample potential for personalisation with the property being in need of general modernisation. The property features solid oak doors and the reception hall provides useful, built in storage cupboards. The principle reception room features a fireplace and has windows to three elevations flooding the room with natural light. The kitchen is fitted with wall and base units and provides space for a small table and chairs with a window looking out to the front elevation.

Beyond the kitchen, a side porch leads to a lovely conservatory which overlooks the rear garden. In addition there is a utility cupboard, WC and internal access to the single garage.

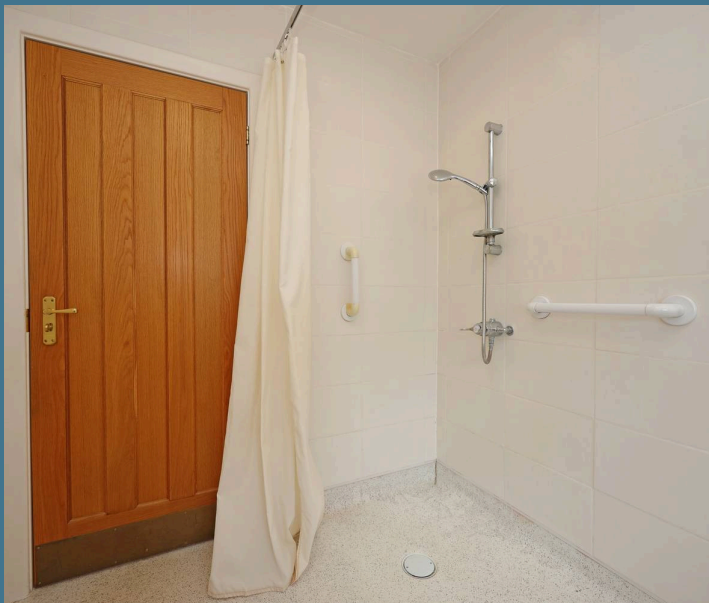




Two double bedrooms both sit to the rear of the house looking out over the garden. These are served by a wet room having wheelchair access into the shower area.

This bungalow benefits from an enclosed, mature garden, offering a peaceful sanctuary and a good degree of privacy. Adjacent to the rear of the bungalow is a brick paved seating area beyond which is a shaped lawn surrounded by shrub borders. To the front is a brick paved driveway providing off road parking with well stocked shrub borders.

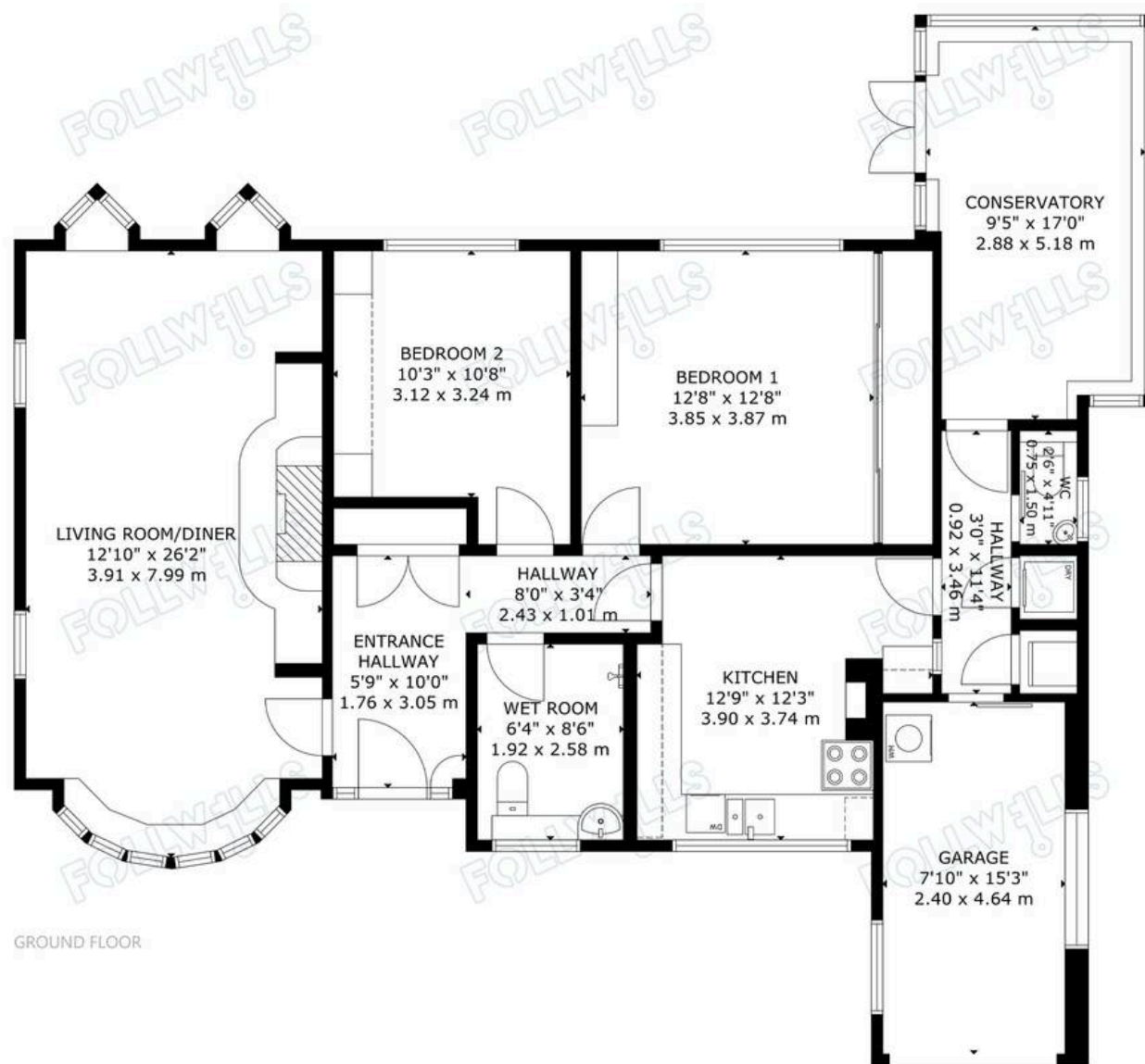
Located in a highly desirable area, the property is within close proximity to a range of amenities, schools, and transport links, ensuring convenience for residents. With no upward chain, this bungalow presents a hassle-free buying process, ideal for those looking to swiftly secure their next property investment.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR