

VENDITUM

RESIDENTIAL SALES

EST. 2004



30 Green Lane

Ford, SP4 6DE

Guide price £375,000



A detached three bedroom bungalow requiring modernisation but offering huge potential to personalise. 30 Green Lane is quietly tucked away toward the end of this quiet road enjoying lovely countryside views to the rear. The bungalow is double glazed with oil fired heating but is generally in dated condition throughout. Accommodation comprises entrance porch, hallway, sitting room, dining room, double glazed conservatory, kitchen, three bedrooms and bathroom. Outside the property enjoys a generous front garden and driveway, garage and private rear garden overlooking paddocks with a lovely rural aspect. Ford is a perennially popular village due to its rural feel, yet being so convenient for the city centre. Offered for sale with vacant possession this property is a great opportunity for those looking for a property with potential.



Directions

Proceed to Ford turning into Green Lane. Follow the road past Norton Drive where number 30 can be found on your right opposite Manor Farm Road.

Double Glazed Front Door to:

Entrance Porch

Obscure glazed door to:

Entrance Hall

Full height cupboard housing electric fuses, full height airing cupboard, double width storage cupboard, radiator, access to loft space and parquet flooring (requiring attention).

Sitting Room 11'11" x 14'3" (3.65m x 4.35m)

Double glazed picture window to front aspect, two radiators, stone fire surround with wooden mantle and parquet style flooring.

Semi Open-Plan to:

Dining Room 9'6" x 9'4" (2.9m x 2.85m)

Window and glazed door to conservatory, double radiator and parquet flooring.

Kitchen 10'5" ext to 12'7" x 8'10" (3.2m ext to 3.85m x 2.7m)

Range of wall and base units with worksurface over. Inset sink, space for oven and washing machine, full height larder cupboard. Floor mounted oil fired boiler and radiator. Double glazed window to rear and part glazed door to conservatory.

Conservatory 14'10" x 7'10" (4.53m x 2.4m)

Double glazed elevations with performance roof, double doors to side, electric heater, power and light.

Bedroom One 10'9" x 11'9" (3.3m x 3.6m)

Double glazed picture window to front aspect, double wardrobe recess and radiator.

Bedroom Two 11'11" x 9'6" (3.65m x 2.9m)

Double glazed window to front aspect, radiator.

Bedroom Three 9'10" x 8'10" (3m x 2.7m)

Double glazed window to rear with views over garden and farmland beyond, double wardrobe recess and radiator.

Bathroom

White WC, pedestal basin and panelled bath. Tiled splashbacks, obscure double glazed window and radiator.

Outside

The property is approached by a tarmac driveway which provides parking for 3-4 cars. To the front of the property is a generous area of lawn with a mature hedgerow and low level wall.

To the rear of the bungalow is a manageable garden which is predominantly laid to lawn and is enclosed by wooden fencing and hedgerow. Immediately outside the conservatory is an area of hardstanding/patio which provides pedestrian access to front via high level gate.

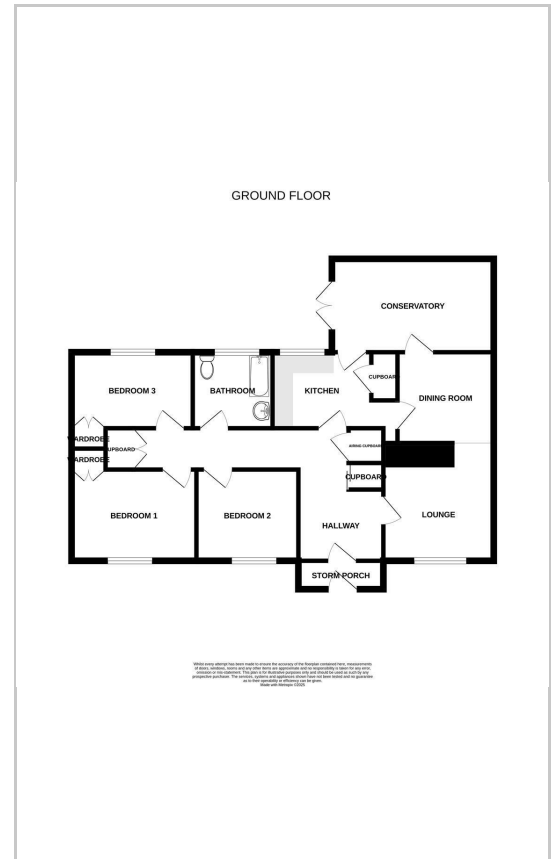
Agent's Note

The boiler at this property is no longer safe to use and will need replacing.

Area Map



Floor Plans



Energy Efficiency Graph

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		
England & Wales		EU Directive 2002/91/EC

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