



Middletown Lane, Sambourne B96 6NX

£675,000

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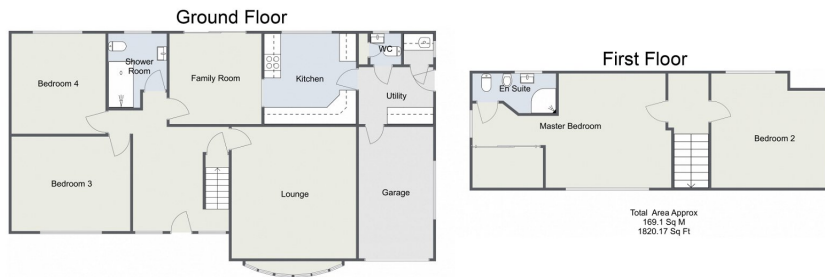
- Detached Dormer Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Separate Utility
- 2x Shower Rooms and Additional WC
- Single Adjoining Garage
- Ample Off Road Parking
- Mature Private Rear Garden
- Semi-Rural Location



Well-appointed in the semi-rural setting of Sambourne, this wonderful four-bedroom detached dormer bungalow sits upon a generous plot. With 1820 sq. ft. of beautifully presented accommodation, it showcases a mature and well-tended garden, alongside convenient features like a garage and abundant off-road parking.



Appleby, Middletown Lane, Sambourne



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Energy performance certificate (EPC)																																		
Appleby Middletown Lane Sambourne RG40 2JH RG40 2JH	Energy rating D	Valid until: 2 July 2033 Certificate number: 4200-9409-7222-8172-1873																																
Property type	Detached house																																	
Total floor area	148 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rental																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>81+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>D</td> <td>←</td> <td></td> </tr> <tr> <td>21-38</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td></td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	81+	A			69-80	B			55-68	C			39-54	D	←		21-38	E			1-20	F				G			The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
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	G																																	

For more information on this house or to arrange a viewing please call the office on:
01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

