



GIBBINS RICHARDS 
Making home moves happen

32 Stafford Road, Bridgwater TA6 5PH
£199,950

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A spacious three bedroom home located in the popular area boasting no onward chain. The accommodation is in need of some cosmetic refurbishment and includes entrance hall, sitting/dining room, kitchen, double glazed conservatory, three bedrooms and bathroom to first floor. Enclosed rear garden containing a large workshop.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

This terrace home was constructed in 1963 and has been in the same ownership since it was built. The property now offers tremendous potential for the discerning buyer to modernized and refurbish to their own standard. The property is also warmed by gas central heating, replacement combination boiler and further boosts a double glazed conservatory addition. Stafford Road is located on the popular 'Bridge Estate' development and enjoys a pleasant aspect over a local green. There are local facilities close by including a popular primary school as well as shopping facilities nearby. The town centre is approximately one mile distant and boasts a wide and comprehensive range of facilities.

- NO ONWARD CHAIN
- LARGE SITTING/DINING ROOM
- DOUBLE GLAZED CONSERVATORY ADDITION
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION





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Entrance Hall	Stairs to first floor, door to;
Sitting/Dining Room	23' 5" x 12' 5" (7.13m x 3.78m) reducing to 8' 5" (2.56m) to dining section. Understairs storage.
Kitchen	9' 5" x 6' 9" (2.87m x 2.06m) with built-in oven and ceramic hob.
Conservatory	16' 0" x 9' 0" (4.87m x 2.74m) Double glazed.
First Floor Landing	Over stairs storage cupboard. Access to loft space via a pull down ladder.
Bedroom 1	13' 2" x 9' 0" (4.01m x 2.74m) with boiler cupboard containing 'Vaillant' combination gas fired boiler.
Bedroom 2	10' 5" x 9' 0" (3.17m x 2.74m)
Bedroom 3	7' 3" x 6' 5" (2.21m x 1.95m)
Bathroom	7' 8" x 6' 5" (2.34m x 1.95m) Low level WC, wash hand basin and bath with overhead shower.
Outside	Predominantly gravelled front garden. Fully enclosed garden to the rear with courtyard large timber and insulated workshop - 12' 0" x 8' 5" (3.65m x 2.56m) and rear pedestrian access.



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