

2 Elmwood Avenue, Bridgwater TA6 6AQ £230,000

GIBBINS RICHARDS A
Making home moves happen

## \*\* AVAILABLE WITH NO ONWARD CHAIN \*\*

Extended three bedroom terrace property in need of refurbishment with useful garage/workshop. Entrance hall, 23' lounge/diner, extended kitchen/breakfast room, ground floor WC, three first floor bedrooms and family bathroom, low maintenance gardens.

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

The property is within easy walking distance of Bridgwater's town centre with it's comprehensive range of shopping leisure and banking services or for those looking for something closer to home a rank of shops can be found along the Taunton Road together with Morrisons Supermarket a short distance away. Local primaries and secondary schooling facilities are also within easy walking distance and Bridgwater's Junction 24 of the M5 can be accessed at the Huntworth interchange approximately two miles away.

EXTENDED HOME

SPACIOUS LOUNGE/DINING ROOM

EXTENDED KITCHEN

DOWNSTAIRS WC

THREE FIRST FLOOR BEDROOMS

FIRST FLOOR BATHROOM WITH SEPARATE SHOWER

LARGE GARAGE/WORKSHOP

LOW MAINTENANCE GARDENS

MUCH POTENTIAL

NO ONWARD CHAIN











Sitting/Dining Room

WC

 $23'4 \times 13'7$  (7.11m  $\times$  4.14m) reducing to 11'6 (3.51m) wide to dining area with double glazed walk-in square bay window. Sliding doors to;

floor, door to rear garden, door from kitchen to;

Kitchen/Breakfast Room 'L' shaped room measuring 17'1 x 15'10 (5.21m x 4.83m) reducing to 7'4 (2.24m). Ceramic tiled

Low level WC;

First Floor Landing With loft access trap;

Bedroom 1 12' x 12' (3.66m x 3.66m) double glazed window

to front aspect;

Bedroom 2 11' x 10'6 (3.35m x 3.2m) plus door recess, double glazed window to rear aspect;

Bedroom 3 8'7 x 7'8 (2.62m x 2.34m) with double glazed

window to front aspect;

Bathroom Panelled bath, pedestal wash hand basin, low

level WC. Shower cubicle with Mira shower unit. Airing cupboard with factory lagged tank and

immersion heater.

Outside The property is set well back from the road. The

garden is approached via a bridge over a small stream. The front garden being predominantly laid to gravel for ease of maintenance. The rear garden which is accessed from the kitchen benefits from a south facing aspect with a two

tier patio and personnel door to the

Garage/Workshop and rear pedestrian gates.

Garage/Workshop 15'5 x 14'10 (4.7m x 4.52m) With light, power

and double opening doors.

## AGENTS NOTE

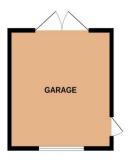
We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.







GROUND FLOOR 1ST FLOOR









The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms - both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.