



88 Berries Avenue

Bude, Cornwall, EX23 8QP

Price £235,000

- Three bed mid terrace family home
- Close to Bude town centre, beaches and schools
- Living room, kitchen, utility room, 3 bedrooms and family bathroom
- Useful workshop/garden room
- No onward chain



The property professionals



88 Berries Avenue, Bude, Cornwall, EX23 8QP

88 Berries Ave is a mid terrace three bed house on the outskirts of Bude centre and within a short walk to the beaches and schools.

The accommodation comprises of, Living room, Kitchen, ground floor WC and utility room. Upstairs there are three bedrooms and a family bathroom.

Outside there are low maintenance lawns to the front and a large workshop to the rear.

Directions

Proceed out of town along The Strand turning left at the mini roundabout towards Stratton. Take the right hand turning into Kings Hill opposite Bude Service Station and then immediately turn left into Berries Avenue, continue along this road and take the second turning on the right and the property will be located a short distance along on the right hand side.

ENTRANCE HALL

Entering the property via a UPVC double glazed door in to the entrance hall with doors serving the following rooms.

CLOAKROOM

4' 08" x 3' 01" (1.42m x 0.94m) Fitted with a pedestal WC and Pedestal wash hand basin and double glazed window to the front elevation.

KITCHEN

10' 07" x 10' 02" (3.23m x 3.1m) Fitted with a range of matching wall and base units with work surface over, inset stainless steel sink with side drainer. Space and plumbing for washing machine and tumble dryer, space for electric oven with extractor over. UPVC double glazed window to the front elevation.

LIVING ROOM

14' 00" x 13' 04" (4.27m x 4.06m) A light living room with UPVC patio doors to the rear garden.

UTILITY ROOM

11' 08" x 5' 06" (3.56m x 1.68m) UPVC double glazed door to the rear garden. fitted with matching wall and base units with work surface over. Space for fridge freezer.

BEDROOM ONE

12' 10" x 11' 01" (3.91m x 3.38m) A double bedroom with UPVC double glazed window to the front elevation, wall mounted radiator.

BEDROOM TWO

11' 11" x 11' 01" (3.63m x 3.38m) Another double bedroom, with UPVC double glazed window to the rear elevation.

BEDROOM THREE

7' 11" x 7' 08" (2.41m x 2.34m) UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

7' 11" x 5' 04" (2.41m x 1.63m) Pedestal wash hand basin, WC and panel enclosed bath. UPVC double glazed window to the front elevation.

WORKSHOP

16' 0" x 10' 0" (4.88m x 3.05m) A useful timber framed workshop/garden room with insulated roof and double doors.

OUTSIDE

The front garden is laid to lawn, with steps leading to the front door. Steps lead out of the utility room door to a hard standing rear garden with workshop.

SERVICES

All mains services are connected.

TENURE

Freehold

COUNCIL TAX

Band B



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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 the property are based on the information by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in 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.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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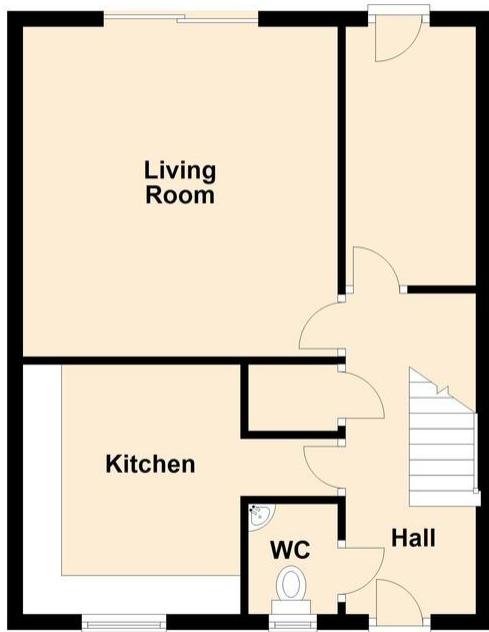
32 Queen Street
Bude, Cornwall
EX23 8BB



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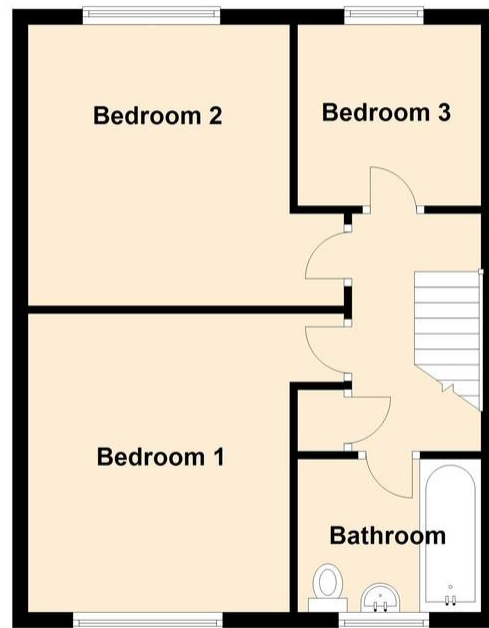
Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

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Plan produced using PlanUp.

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