



The Property Professionals...

Price £265,000

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road passing the Shell station and up the hill. Take the third turning on the right (opposite the secondary school) into Treleven Road. Following this road down and around to the right and a left into Agnes Close, where the property will be found near the end on the left-hand side.

63 Agnes Close

Bude, Cornwall, EX23 8SB

Price £265,000

63 Agnes Close is a well presented and modernised mid terrace house, located in a quiet cul-de-sac position, within walking distance of Bude town centre, schools and local beaches.

The property offers an entrance porch, South facing living room, kitchen/dining room with French doors leading out to the gardens, three first floor bedrooms and a modern bathroom.

Outside there is an allocated off road parking space for one vehicle and enclosed elevated garden which is a real suntrap to the rear and laid to lawn.

PORCH

5' 9" x 3' 00" (1.75m x 0.91m) Entering via an opaque double glazed door to the entrance porch with UPVC double glazed window to the front overlooking the gardens. Wood effect flooring and glazed wooden to:-

LIVING ROOM

16' 6" x 11' 4" (5.03m x 3.45m) A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens, stairs ascending to the first floor with useful under stairs storage cupboard, wood effect flooring, wall mounted consumer unit and radiator. Leading to:-

KITCHEN DINING ROOM

16' 4" x 8' 00" (4.98m x 2.44m) UPVC double glazed window and matching French doors to the rear elevation overlooking and leading out to the gardens. Wall mounted Worcester gas fired boiler and radiator.

The kitchen is finished with a range of matching wall and based units with fitted wood effect work surface, attractive grey Metro style tiling, inset gas hob with extractor canopy, inset electric oven, inset composite sink and drainer with mixer tap, integrated slimline dishwasher and space for under counter fridge.



FIRST FLOOR

Radiator, loft hatch access and doors serve the following rooms:-

BEDROOM ONE

10' 5" x 9' 9" (3.18m x 2.97m) A bright and spacious South aspect double bedroom with radiator and a UPVC double glazed window to the front elevation overlooking the gardens.

BEDROOM TWO

12' 4 max' 7' 1 min" x 9' 9" (3.84m x 2.97m) A spacious double bedroom with radiator and a UPVC double glazed window to the rear elevation overlooking the garden.

BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m) A South aspect single bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Built in storage cupboard and radiator.

BATHROOM

9' 2" x 5' 10" (2.79m x 1.78m) Opaque UPVC double glazed window to the rear elevation, panel enclosed double ended bath with wall mounted waterfall tap, quadrant shower enclosure with soak head shower with separate hand attachment, wall hung vanity unit with freestanding wash hand basin, chrome pillar tap with wall mounted mirror, toilet bowl with concealed cistern and wall mounted heated towel rail.

OUTSIDE

The property itself is set back and raised from the road and accessed via steps that run parallel to the front garden, with a slate capped front wall and being mostly laid to lawn with the top area laid to gravel. Side covered walkway and path with wooden gate leads to the enclosed garden with patio seating area with steps leading up to an area of lawn with plum slate chippings.

SHED

7' 10" x 5' 11" (2.39m x 1.8m) Wooden shed with window, space and plumbing for washing machine and space for fridge freezer.

COUNCIL TAX

Band B

SERVICES

All mains services connected

TENURE

Freehold

