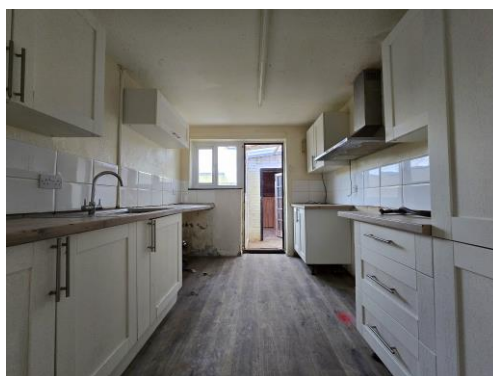




49 CHURCHILL ROAD, BIDEFORD, EX39 4AY

O.I.R.O £165,000

A 3 bedroom terraced house requiring refurbishment yet offering well proportioned accommodation with the benefit of uPVC double glazing & gas fired central heating together with enclosed south facing garden and areas to park nearby. No Onward Chain

No49 presents a great opportunity for those with trade skills or previous development experience whilst an early completion would possible should a purchase be time sensitive.

Although refurbishment is required, the property benefits from gas central heating via an Ideal combination boiler, together with uPVC double glazed windows and doors.

The ground floor comprises of an open plan hall & dining area which opens separately into the lounge and kitchen areas. There is a useful ground floor cloakroom WC whilst from the rear porch is a useful brick built storage room.

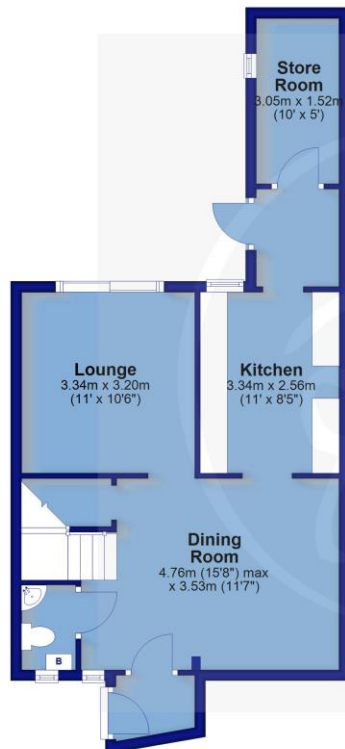
Stairs with half landing rise to the first floor and to 3 good sized bedrooms and family bathroom. Two of the bedrooms will accommodate a double bed whilst having space for or to create built-in wardrobes.

Externally, the rear garden is enclosed with recently replaced timber fencing with lawn and patio areas. The frontage to the house is a good size which neighbouring properties have utilised to create off road parking.

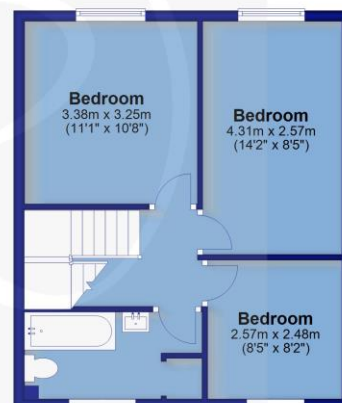
Services: All mains services are connected
Energy Performance Certificate: C (72)
Council Tax: BAND A (£1,683.35 per annum)



Ground Floor
Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.