



**53 RIVERSIDE COURT, BIDEFORD, EX39 2RY**

**£220,000**

A 2 bedroom terraced house situated just a stone's throw from the riverside and within level walking distance of the town centre. The well maintained accommodation includes a lounge/diner and conservatory together with a level rear garden and an off-road parking space to the front of the property.



As its name suggests, Riverside Court is ideally situated just a stone's throw from the River Torridge, with the added convenience of level walking access to Victoria Park and the town centre.

No. 53 offers well-presented accommodation and benefits from double-glazed windows and gas central heating throughout.

The ground floor comprises a modern fitted kitchen, a useful cloakroom, and a spacious lounge/diner with French doors opening into a conservatory, which in turn leads out to the attractive rear garden.

To the first floor, bedroom 1 overlooks the rear of the property and enjoys pleasant river views, while bedroom 2 features a useful built-in wardrobe. The shower room is fitted with a large enclosure with mains-fed shower.

The enclosed rear garden features a combination of patio and astro turf, whilst additional benefits include rear gated pedestrian access and an off-road parking space located at the front of the property.

**Services:** All mains services are connected

**Energy Performance Certificate:** C (72)

**Council Tax:** BAND B (£1,963.91 per annum)



## Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.3 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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