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ESTATE AGENTS



53 Holford Road, Bridgwater, TA6 7NT

£269,950

A chance to acquire this semi-detached house which is set back from the road in Durleigh on the favoured westside of Bridgwater. This three bedroom home which was constructed in the 1970's has been very well maintained but is now in need of modernisation.

The property briefly comprises entrance porch/hallway, living room, dining room, kitchen, sunroom and WC to the ground floor with three bedrooms and shower room to the first floor. Outside there is ample parking leading to the extended garage with front and rear gardens. The rear garden is south facing and retains a good degree of privacy.

The property is offered to the market with NO ONWARD CHAIN and is situated in a highly sought after location, conveniently located for schools and within close proximity to the town centre.

For an appointment to view, please contact the vendors sole agent.

ENTRANCE

Via obscure double glazed door and window combination unit to:

ENTRANCE PORCH/ HALLWAY

Obscure side aspect double glazed window, radiator, stairs rising to first floor, obscure glazed door to:-

LIVING ROOM 13'5 x 12'11 (4.09m x 3.94m)

Front aspect double glazed window, radiator, gas coal effect fire, under stairs storage cupboard, obscure glazed sliding doors to:

DINING ROOM 10'3 x 9'5 (3.12m x 2.87m)

Dual aspect casement window with French door inset to sun room, radiator, door to kitchen.

KITCHEN 10'3 x 6'10 (3.12m x 2.08m)

Side aspect double glazed window. Fitted with a range of matching wall and base units with roll top work surfaces over and stainless steel sink and drainer unit inset. Space and point for gas cooker, cupboard, space and plumbing for washing machine, space for fridge, predominantly tiled walls, glazed door to:

SUN ROOM 16'2 x 7'2 (4.93m x 2.18m)

Dual aspect double glazed windows, obscure UPVC double glazed door to rear garden. Door to kitchen and door to:

WC

Double glazed obscure window to rear aspect. Fitted with a W.C.

LANDING

Side aspect double glazed window, loft hatch and access to:

BEDROOM ONE 12'6 x 9'9 (3.81m x 2.97m)

Front aspect double glazed window, wall of built-in wardrobes with dressing table inset, radiator.

BEDROOM TWO 10'8 x 9'9 (3.25m x 2.97m)

Rear aspect double glazed window, radiator, airing cupboard housing gas fired 'Ideal' boiler.

BEDROOM THREE 9'7 x 6'7 (2.92m x 2.01m)

Front aspect double glazed window, radiator, storage cupboard.

SHOWER ROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising curved corner shower cubicle with mains power shower and built-in seat, pedestal wash hand basin and close coupled WC with push button flush, part tiled walls, radiator.

EXTERIOR

FRONT GARDEN

Predominantly enclosed with dwarf brick wall to front

boundary, mainly laid to lawn with flower and shrub beds to front.

PARKING

On own drive to front and side for four vehicle leading to:

GARAGE 25'01 x 9'01 (7.65m x 2.77m)

Brick and block built with corrugated roof. Accessed via up and over door to front with power and light connected. Dual aspect windows overlooking garden, door to garden.

GARDEN

Enclosed with a combination of block walling and panel fencing. Patio area adjacent to house, predominantly laid to lawn, ornamental pond, flower and shrub borders, outside tap, greenhouse to remain.

SERVICES

Mains electricity, water, gas and drainage.

