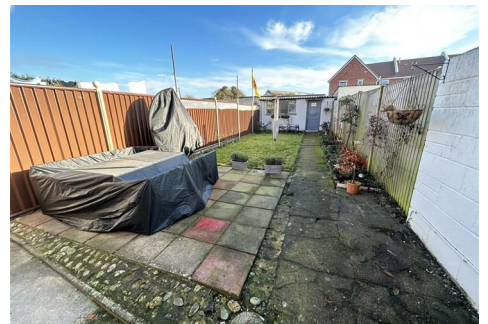


# Natasha Howarth

## ESTATE AGENTS



48 Camden Road, Bridgwater, TA6 3HD

**£225,000**

Situated in this sought after road on Bridgwater's west side, this spacious three-bedroom Victorian terrace house has had some recent improvements to include a newly fitted kitchen/ utility room, new bathroom and ensuite and a new combi boiler to name a few. 48 Camden Road, Bridgwater provides a spacious, attractive and modernised bay windowed terraced house occupying a favoured position on the west side of the town, being close to amenities and facilities.

The double glazed and centrally heated accommodation briefly comprises entrance vestibule, hallway, living room, dining room, kitchen, sun room, bathroom and separate WC to the ground floor.

Upstairs there are three good size bedrooms with ensuite shower room to bedroom one.

The rear garden provides an appealing outside space which retains a high degree of privacy and provides access to the oversized garage which is accessed from the shared lane to the rear.

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

#### ENTRANCE

Via double glazed front door with obscure glass panels inset to:

#### ENTRANCE VESTIBULE

Part panelled walls, opening to:

#### HALLWAY

Wood effect flooring, radiator, stairs leading to first floor, doors to sitting room and dining room:

#### SITTING ROOM

Front aspect double glazed bay window, corniced ceiling, two radiators, wood effect flooring.

#### DINING ROOM

Feature fireplace. Double glazed French doors to the utility room. Large under stairs cupboard. Wood effect flooring, radiator, coving, door to:

#### UTILITY ROOM

Double glazed door and window combination unit to the garden. Wood effect flooring. Fitted with a range of matching wall and base units with work surfaces over. Space for fridge/ freezer, space and plumbing for a washing machine, space for tumble dryer.

#### KITCHEN

Side aspect double glazed window. Fitted with matching wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset, tiled splash backs. Integrated oven with four ring gas hob and extractor over. Space for dishwasher. Radiator, wood effect flooring, double glazed door to the utility room. Door to:

#### BATHROOM

Obscure side aspect double glazed window. Fitted with a two-piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin. Part tiled walls, tiled floor, radiator, door to:

#### W.C

Double glazed obscure window to side aspect. Fitted with a WC. Tiled floor.

#### BEDROOM ONE

Two front aspect double glazed windows, radiator. Sliding door to:

#### ENSUITE

Fitted with a white three-piece suite comprising shower cubicle with shower over. Wash hand basin and WC. Part tiled walls, loft hatch, built in storage cupboard, tiled flooring.

#### BEDROOM TWO

Double glazed window to rear aspect. Airing cupboard housing gas fired combi boiler. Built in cupboard.

#### BEDROOM THREE

Double glazed window to rear aspect.

#### GARDEN

Fully enclosed. Mainly laid to lawn with pathway to the garage. Patio adjacent to house. Garden store.

#### OVERSIZED GARAGE

Accessed from the shared lane to the rear via up and over door. Personnel door to the garden.



Floor Plan

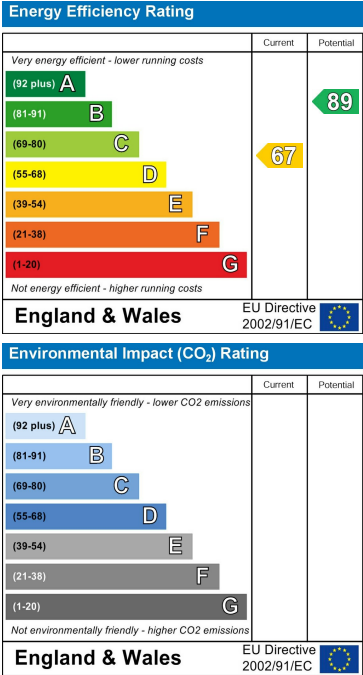


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.



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