



Connells

Ancastle Avenue  
Castle Cary



### Property Description

A fantastic opportunity has arisen to purchase this 2 bedroom semi-detached property with no onward chain, set within the heart of Castle Cary. This property offers a living room and a kitchen dining room with wall and base units as well as plumbing, an outside storage space with electricity and plumbing for a washing machine. On the first floor the property offers two generously sized bedrooms and a family bathroom with frosted double glazed windows. The rear garden offers side access to the front of the property. This is the perfect chance for first time buyers looking to purchase their first home or to be purchased as an investment. The property is within walking distance to local amenities such as shops, a train station, primary schools and a rugby/football club where the community gather for local events.

### Entrance Porch

The entrance into the property is carpeted. There is a storage cupboard and a fire alarm.

### Lounge

14' 4" max x 11' 8" max ( 4.37m max x 3.56m max )

The lounge has three double glazed windows to the front of the property and has carpeted flooring. There is an under the stairs storage cupboard as well as a radiator, a TV point and telephone points.

### Kitchen

10' 8" max x 17' 8" max ( 3.25m max x 5.38m max )

The kitchen has five double glazed windows to the front of the property. There is an electric oven and an induction hob. The kitchen has tiled floors, plumbing for a dishwasher and a sink. There is base and wall units and a storage cupboard with a fuse box and meter readings. There is a door to the side of the property.



### **Bedroom 1**

17' 8" Into cupboard x 14' 4" ( 5.38m Into cupboard x 4.37m )

Bedroom 1 has three double glazed windows to the rear of the property. There is a large storage cupboard and the room is carpeted. There are electric points.

### **Bedroom 2**

10' 10" x 12' 1" into wardrobe ( 3.30m x 3.68m into wardrobe )

Bedroom 2 has three double glazed windows to the rear of the property. There is a radiator and the room has electric points. The bedroom is carpeted.

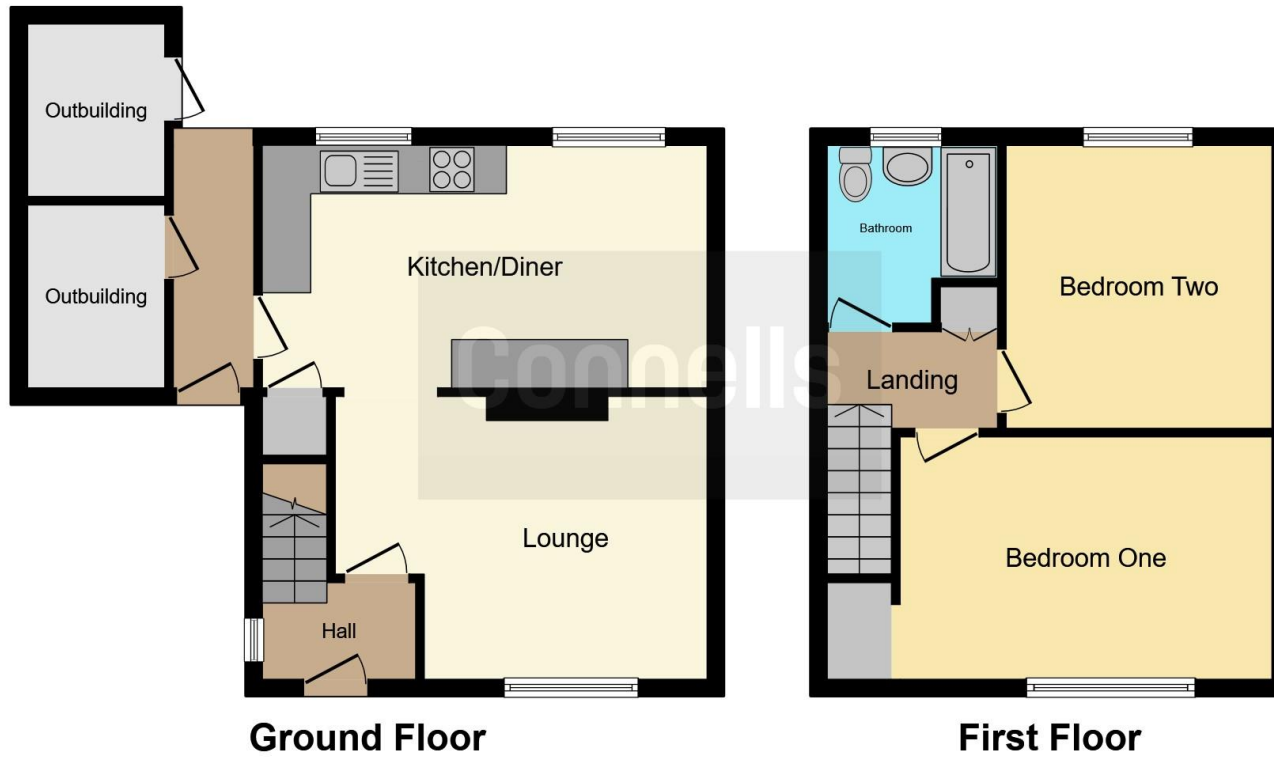
### **Bathroom**

The tiled bathroom has two frosted double glazed windows to the rear of the property. There is a radiator, a towel rail, medicine cabinet, a WC, wash hand basin. The bathroom has an overhead shower.

### **Rear Garden**

The rear garden of the property has two outbuildings, one has plumbing. There is gravel to lawn. The garden has a boarded area and there is side access to the front of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/GIL305623](https://www.connells.co.uk/Property/GIL305623)**

Tenure: Freehold



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