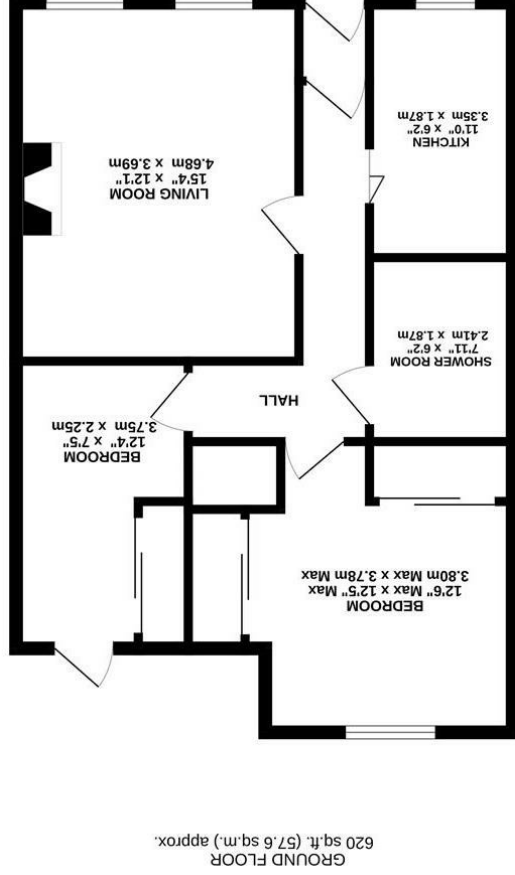


FLOOR PLAN



Where any drawing has been made to a scale, the accuracy of the figures contained therein, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the figures contained therein and obtain a professional opinion or measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, opinions and estimates shown here are not intended to be guaranteed, as to their possibility or efficiency can only be given.

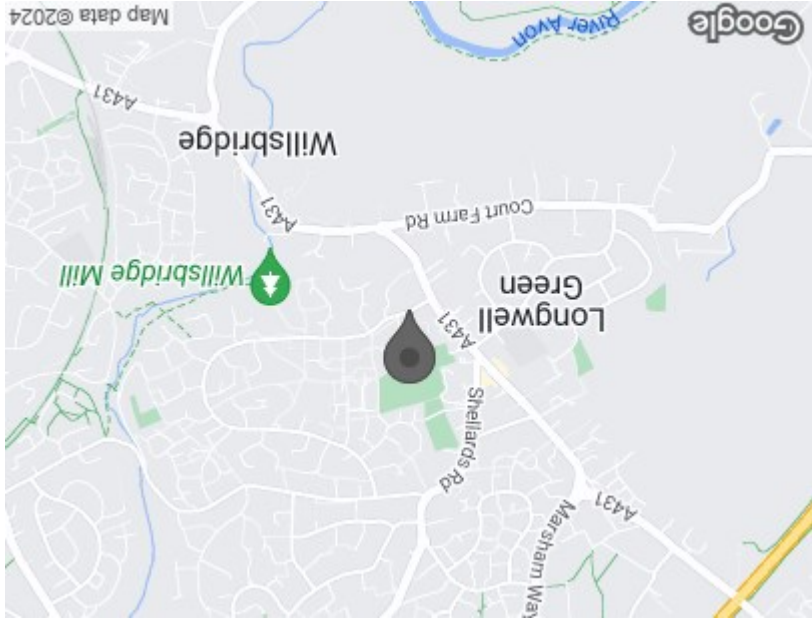
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

AREA MAP

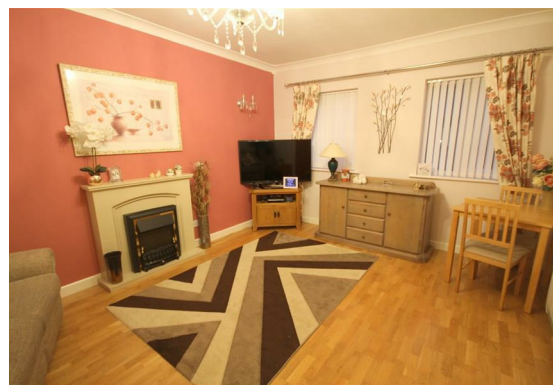


Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B	
Potential	Current	Not energy efficient - higher running costs	(69-80) C
		(55-68) D	
Potential	Current		(39-54) E
			(21-38) F
Potential	Current		(1-20) G
		EU Directive 2002/91/EC	



AVONDALE COURT
LONG BEACH ROAD, LONGWELL GREEN,
PS30 9EP
ASKING PRICE £265,000





GROUND FLOOR

Entrance Hall

Kitchen

10'11" x 6'1"

Sitting Room

15'4" x 12'1"

Shower Room

7'10" x 6'1"

Bedroom One

12'5" max x 12'4" max

Bedroom Two

12'3" x 7'4"



OUTSIDE

Communal Gardens

Resident and Visitor Parking



A charming mid-terrace bungalow located in the popular Avondale Court offered for sale with NO ONWARD CHAIN.

Avondale Court is a complex of retirement properties built in 1988 offering an onsite warden Monday to Friday and emergency pull cords throughout the property which is managed 24 hours per day. Externally, there are well tended gardens to both the front and rear of the property; additionally there is resident and visitor parking available on a first come first serve basis.

The accommodation offers a welcoming entrance hall with hard wood floors that extend throughout the bungalow.

The kitchen is located to the front of the property with a window looking out to the communal gardens. There is a range of modern white high gloss wall and base units with marble effect work tops. There is space with plumbing for a washing machine and a dishwasher plus space for a tall fridge freezer. The oven is built in with a four ring electric hob and extractor hood above.

The sitting room is of generous proportions with two windows to the front elevation. The feature electric fire with modern mantle surround gives the room a warm and cosy feel.

There are two bedrooms, the larger of the two being a double size room with two large fitted wardrobes. Bedroom two also has a large double wardrobe and a single door gives access to the rear communal garden.

Completing the accommodation is a three piece shower room with large walk in enclosure, wash hand basin and WC.

