

Victoria Road -£225,000 Freehold



35 Victoria Road Bridgwater TA6 7AB

We are pleased to offer this characterful three-bedroom Victorian family home with HMO potential. The property briefly comprises; two ground floor reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first. There is the potential to extend into the loft subject to planning. The property benefits from majority gas central heating and PVCu double glazing. There is an enclosed rear garden with parking for two vehicles. Viewing is highly recommended as it is available with no onward chain and a price that will attract much interest.

ACCOMMODATION (All measurements are approximate)

original tiled flooring.

Reception Room 1: 3.32 maximum x radiator, and vinyl flooring. 3.90 (10'11" x 12'10") PVCu double glazed box bay window to the front aspect, **Bathroom**: radiator and carpet as fitted.

doors to rear aspect, radiator, and carpet flooring. as fitted.

Kitchen: 3.43 x 2.62 maximum (11'03" x **Landing:** Doors to all rooms. 08'07" maximum). PVCu double glazed window to side aspect, PVCu door to side Entrance Hallway: Via Wooden front door aspect, fitted with a range of wall, base to front aspect, second inner door with and drawer units with stainless steel sink stairs rising to first floor, radiator, doors to and drainer unit inset, built in electric oven the two reception rooms and kitchen with and gas hob, tiled splash backs and surrounds, space and plumbing for

1.67 x 2.59 (05'06" x **Bedroom 3**: **Reception Room 2:** 3.61 x 3.57 (11'10" hand basin, panelled bath with shower x 11'09"). PVCu double glazed French over, extractor fan, radiator, and tiled

Bedroom 1: 4.98 x 3.32 (16'04" x 10'11"). PVCu double glazed window to front aspect, radiator, over stairs cupboard which once housed a WC, and carpet as fitted.

Bedroom 2: 3.62 x 2.46 (11'10" x 08'01"). washing machine, and fridge/freezer, PVCu double glazed window to rear aspect, ceiling light, panel heater, and carpet as fitted.

2.72 x 2.41 (08'11" x 07'11") 08'05"). Fitted with a three-piece suite PVCu double glazed window to rear aspect, comprising low level WC, pedestal wash ceiling light, panel heater, and carpet as fitted.

OUTSIDE

To the front is a small garden area laid to shingle and at the rear an enclosed garden with personal access gate opening onto the parking spaces.

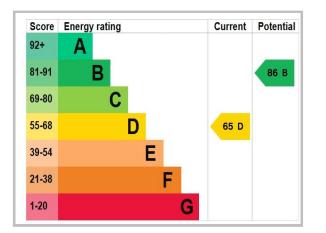
Please Note: These are preliminary details as we are awaiting their approval by our vendor.

All mains' services supplied.

EPC Rating: D 65

Council Tax Band: B

Local authority reference number: 6706200350







These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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