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Newbury Avenue, Great Coates



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property it must be


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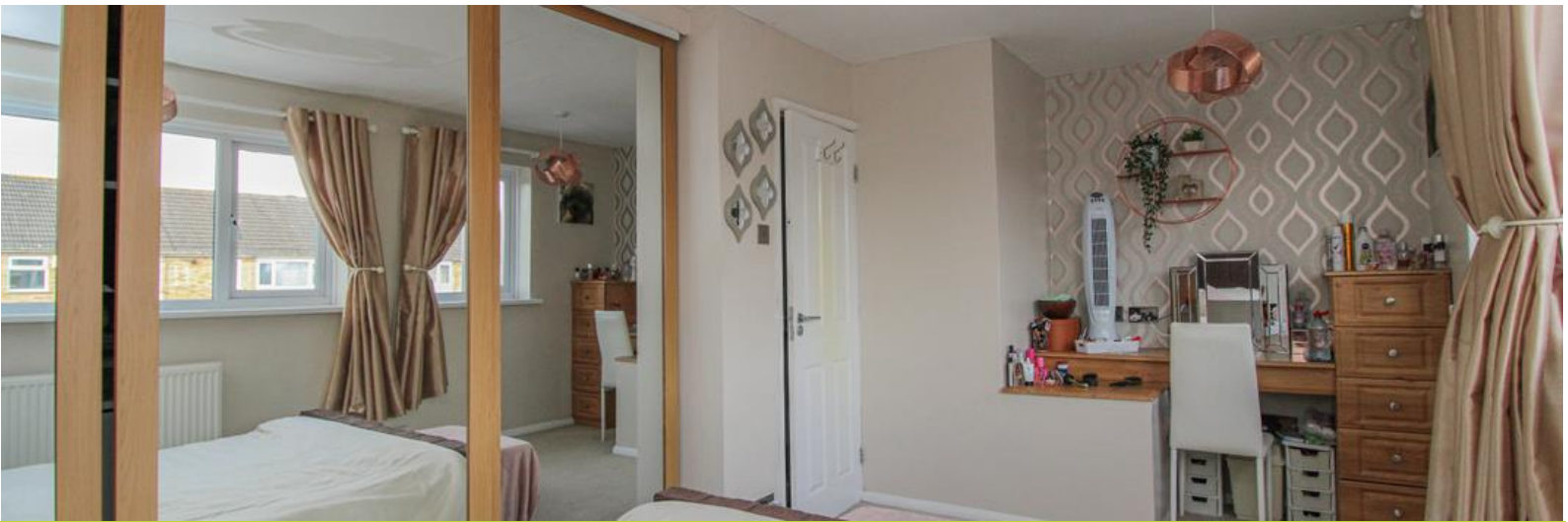
£135,000

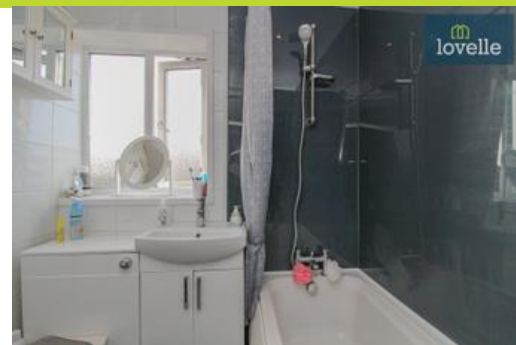


Located in a desirable area with excellent transport links, ideal for first-time buyers, boasting spacious reception rooms, a modern kitchen, two double bedrooms, and a peaceful garden area.

Key Features

- Excellent public transport links
- Modern kitchen with built-in appliances
- Two double bedrooms (formerly three)
- Contemporary bathroom with shower
- uPVC double glazing and gas central heating
- Driveway and beautiful rear garden
- EPC rating TBC
- Tenure: Freehold





Located in a desirable area with excellent public transport links, nearby schools, walking routes, and easy access to the A180/M180, this terraced property is now available for sale, making it an ideal opportunity for first-time buyers.

This well-maintained property is well presented throughout and offers two spacious reception rooms (formerly three), including a cozy lounge with a feature electric fire, laminate flooring, and a convenient storage cupboard. The second reception room serves as a dining area or sunroom off the kitchen with French doors leading out to the generous-sized garden.

The modern kitchen is a highlight of the property, featuring stunning units with wooden worktops, built-in appliances such as an oven and five ring gas hob, as well as plumbing for a dishwasher and washing machine whilst also having space for a tumble dryer. The kitchen seamlessly flows through to the diner area/sun room, providing a perfect space for entertaining guests or enjoying family meals.

The property comprises two double bedrooms, with the first bedroom having been extended into bedroom three and now offering a wonderful space with built-in wardrobes, dresser and drawers plus two windows allowing in plenty of natural light. The second bedroom is a double and looks out to the rear garden, providing a peaceful retreat.

Completing the accommodation is a contemporary bathroom with a shower over the bath, sink with vanity unit, and a WC. Additionally, the bathroom includes a cupboard housing the boiler, ensuring convenience for the residents.

Further enhancing the property's appeal are; uPVC double glazed windows,, gas central heating, off-road parking, and a garden room/store with light and power.

In summary, this property offers comfortable living spaces, a well-equipped kitchen, and a relaxing garden area, providing an excellent opportunity for first-time buyers to step onto the property ladder. Viewing is highly recommended to fully appreciate all that this home has to offer.

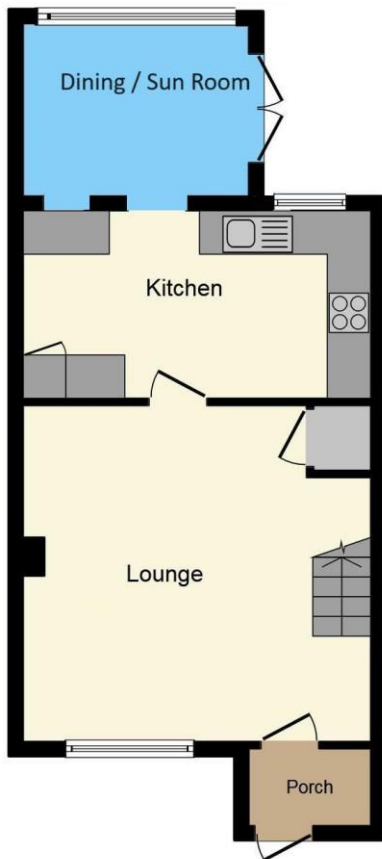
Measurements

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- Porch 2.00m X 1.04m
- Lounge 4.11m X 4.85m
- Kitchen 4.83m X 2.34m
- Dining Area/Sun Room 3.02m X 2.13m
- Bedroom 1 4.85m X 2.74m
- Bedroom 2 2.94m X 2.83m
- Bathroom 1.80m X 1.90m

Disclaimers

- We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Ground Floor



First Floor



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