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123 Fairview Avenue

• Wigmore

Price: Offers In Excess Of £600,000



123, Fairview Avenue, ME8 0QD
Offers In Excess Of £600,000

- 3 BEDROOM DETACHED CHALET BUNGALOW IN POPULAR WIGMORE LOCATION
- OFFERS IN EXCESS OF £600,000
- NO ONWARD CHAIN!!
- LOVELY REAR GARDEN IN EXCESS ON 80' WITH SWIMMING POOL
- GARAGE AND DRIVEWAY TO FRONT FOR SEVERAL CARS
- DOWNSTAIRS SHOWER ROOM, UPSTAIRS BATHROOM
- APPROX. 1762 SQ FT
- POTENTIAL GARAGE CONVERSION, SUBJECT TO NECESSARY CONSENTS GRANTED
- EPC RATING "D"
- EXTENDED ACCOMMODATION

Nestled on the charming Fairview Avenue in WIGMORE, this delightful detached chalet offers a perfect blend of comfort and style. Spanning an impressive 1,762 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home provides ample space for families or those seeking a guest room or home office. The two modern bathrooms ensure convenience for all occupants, making morning routines a breeze.

The exterior of the property is equally appealing, featuring parking space for up to four vehicles, a rare find that adds to the practicality of this lovely home.

This chalet is not just a house; it is a place where memories can be made. Its inviting atmosphere and thoughtful layout make it a wonderful choice for anyone looking to settle in a friendly neighbourhood. Whether you are a growing family or simply seeking a peaceful retreat, this property on Fairview Avenue is sure to meet your needs. Don't miss the opportunity to make this charming chalet your new home.

Entrance Hall

Composite entrance door, stair case to first floor, storage cupboard. Radiator.

Bedroom

12'2" x 11'5" max (3.73m x 3.49m max)
Double glazed window to front, radiator, built in double wardrobe.

Lounge/Diner

24'6" x 12'0" red to 9'4" (7.49m x 3.67m red to 2.86m)
Double glazed windows to front and side, 2 radiators.

Kitchen

11'10" x 11'1" (3.62m x 3.38m)
Double glazed window to rear. Fitted kitchen comprising base and eye level units with work surfaces over. Space and plumbing for washing machine. Inset sink unit with side drainer. Double glazed door to conservatory.

Shower Room

9'2" max into cubicle red to 5'4" x 6'11" (2.81m max into cubicle red to 1.65m x 2.12m)
Frosted double glazed window to side. Shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Radiator.

Conservatory

23'7" x 9'9" red to 6'8" (7.20m x 2.98m red to 2.04m)
Double glazed French doors to rear garden. Double glazed windows to rear.

Landing

Built in storage cupboard, radiator. Eaves storage.

Bedroom 1

13'3" to front of wardrobes x 11'5" red to 9'3" (4.04m to front of wardrobes x 3.49m red to 2.82m)
Double glazed windows to front and side, radiator. Built in wardrobe.

Bedroom 2

13'1" x 11'0" (4.00m x 3.36m)
Double glazed window to rear, radiator.



Bathroom

7'6" x 6'10" (2.30m x 2.10m)

3 piece suite comprising panelled bath, low level WC and vanity unit with inset sink unit. Frosted double glazed window to side. Chrome heated towel rail.

Garage

21'3" x 9'5" (6.48m x 2.89m)

Double glazed window to rear. Wall mounted combination boiler.

Exterior

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Rear Garden

Approx. 80' in depth mainly laid to lawn with established plants trees and flowers. Side pedestrian access. Shed to remain. Fenced to boundaries

Swimming Pool

Situated within a timber built enclosure. (The vendor informs us the swimming pool is not currently in working order)

Frontage

Block paved driveway for

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



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.
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