

# 33 STRINGERS AVENUE

Jacobs Well



**Chantries  
& Pewleys**

ESTATE AGENTS

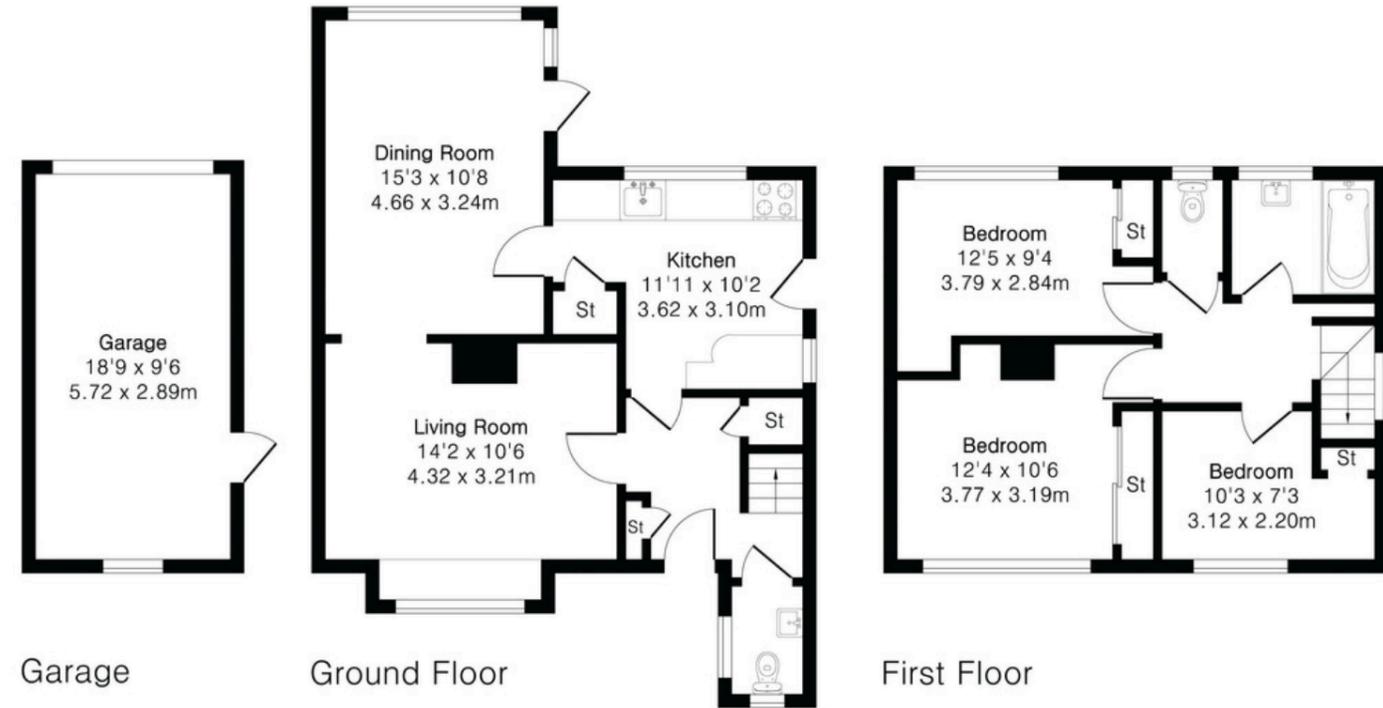


**Approximate Gross Internal Area 977 sq ft - 91 sq m  
(Excluding Garage)**

Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 178 sq ft – 17 sq m



# AT A GLANCE

- Three-bedroom semi-detached house
- Two separate reception rooms
- Ground floor WC
- Driveway parking to the front
- Detached garage
- Mature rear garden
- Established residential setting
- Scope to modernise
- Approx. 977 sq ft (excluding garage)
- No onward chain



The layout is traditional and practical. The living room sits to the front with a wide window drawing in natural light. A separate dining room to the rear overlooks the garden and connects directly to the kitchen. The kitchen itself is positioned to the rear with access out to the garden. It is a functional space as it stands but would benefit from updating. A ground floor WC is located off the entrance hall.

Upstairs there are three bedrooms, two of which are doubles positioned to the front and rear respectively. The third is a single room, suitable as a child's bedroom or home office. There is also family bathroom and a separate W.C.

The rear garden is one of the property's strongest features. It is mature and well established, with lawn, planted borders and a paved seating area. There is a detached garage positioned to the side, along with additional hardstanding. The depth of the plot gives flexibility for landscaping, garden structures or future extension potential (subject to the necessary consents).



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