

Natasha Howarth
ESTATE AGENTS



30 Chatham Avenue, Bridgwater, TA6 3PY

£199,950

Natasha Howarth Estate Agents are delighted to present this well-maintained, spacious three-bedroom terrace house, boasting a fantastic size rear garden with outbuilding. Ideally positioned in a popular residential area close to Victoria Park, Bridgwater Docks, and the town centre, the home benefits from double glazing and gas central heating.

Accommodation comprises: entrance hall, living room, kitchen, conservatory and a ground-floor bathroom. Upstairs offers three generously sized bedrooms.

To the front is unrestricted on-street parking and there is potential to create parking to the rear of the garden (subject to consents).

For further information or to arrange a viewing, please contact the vendors' sole agents.

ENTRANCE

Via double glazed UPVC door with obscure glass.

ENTRANCE HALL

Stairs rising to the first floor, radiator, door to:

SITTING ROOM

Double glazed window to front aspect, radiator, under stairs cupboard, door to:

LOBBY

Opening to the kitchen, doors to the bathroom and conservatory.

KITCHEN

Rear aspect double glazed window. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and splashbacks. Stainless steel sink and drainer unit inset. Freestanding cooker with chimney style extractor over to remain. Space and plumbing for washing machine, space for fridge/freezer.

CONSERVATORY

Dual aspect double glazed windows. Double glazed doors to the outbuilding and to the garden. Domed rooflight.

BATHROOM

Fitted with a three piece suite comprising a panelled bath with shower over and screen. W.C and wash hand basin. Airing cupboard. Heated towel rail.

LANDING

Loft hatch. Doors to bedrooms.

BEDROOM ONE

Two double glazed windows to front aspect. Built in cupboard. Radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator.

BEDROOM THREE

Double glazed window to rear aspect, radiator. Combi boiler mounted on the wall.

EXTERIOR

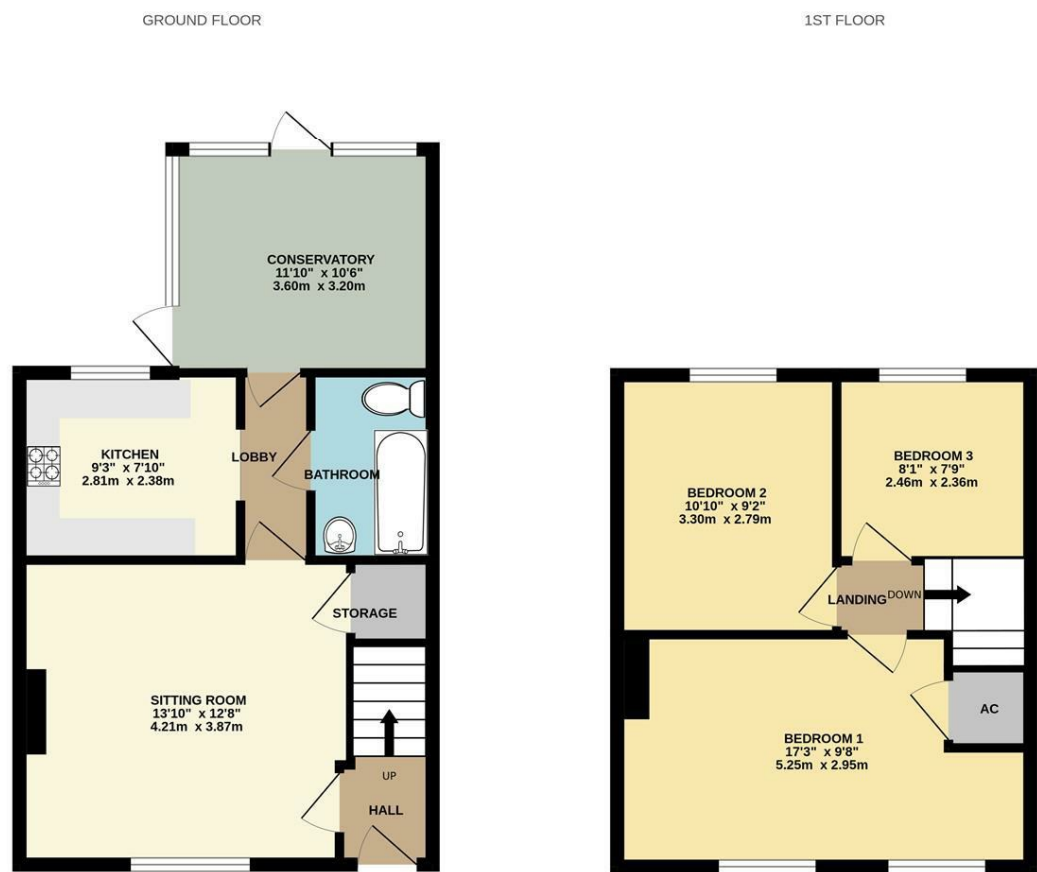
GARDEN

Enclosed mainly by panel fencing. Large paved patio area adjacent the house. Decked area ideal for entertaining. Brick built storage shed. Pathway leading up the garden to the rear to hardstanding with access provided by timber framed double gates from rear lane.

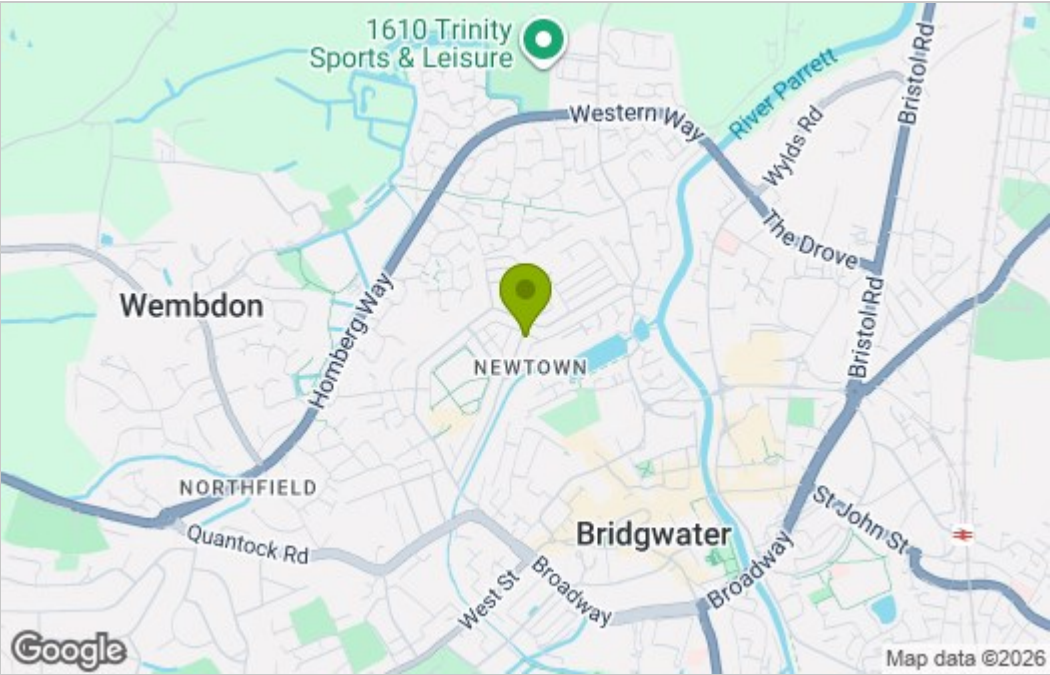
SERVICES

Mains gas, electricity, water and drainage.

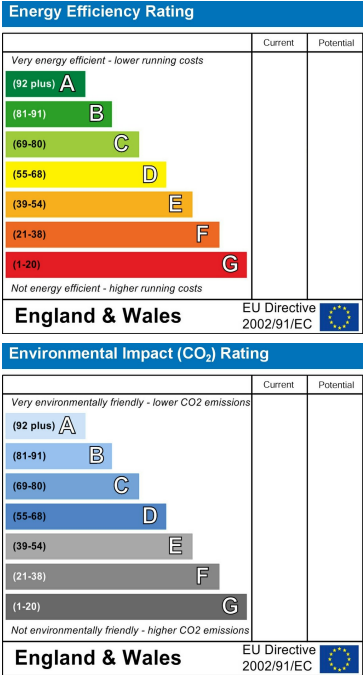
Floor Plan



Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.