



- CHAIN FREE!
- Ideal First Time Buy/Investment
- Mid Terrace House
- 3 Bedrooms

- Bathroom & Separate WC
- 20ft Kitchen/Diner
- South Facing Rear Garden
- Excellent Amenities Nearby

Clare Avenue, DN17 1NU,
£119,950





Offered for sale with NO ONWARD CHAIN is this well presented mid terrace house on Clare Avenue. Offering spacious accommodation throughout ideal to move straight into, the property briefly comprises of 3 bedrooms, bathroom and separate WC to the first floor, whilst downstairs boasts an entrance hallway, lounge and kitchen/diner. Outside the property has lawned gardens to the front and rear. The property sits in a quiet location within walking distance to a great range of amenities including John Leggott College and The Arc. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hallway

Having front entrance door, radiator, two cupboards and stairs rising to the first floor.

Lounge

13' 6" x 13' 3" (4.11m x 4.04m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and feature fireplace.

Kitchen/Diner

20' 0" x 9' 10" (6.09m x 2.99m)

Having uPVC double glazed window and doors to the rear garden, two radiators, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

First Floor Landing

Having loft access.

Bedroom 1

17' 4" x 11' 8" (5.28m x 3.55m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Bedroom 2

9' 1" x 17' 4" (2.77m x 5.28m)

Having uPVC double glazed window to the rear aspect, radiator and two built in cupboards has one of which houses the gas combi boiler.

Bedroom 3

9' 0" x 8' 7" (2.74m x 2.61m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Bathroom

4' 9" x 5' 5" (1.45m x 1.65m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin and radiator.

WC

2' 7" x 5' 5" (0.79m x 1.65m)

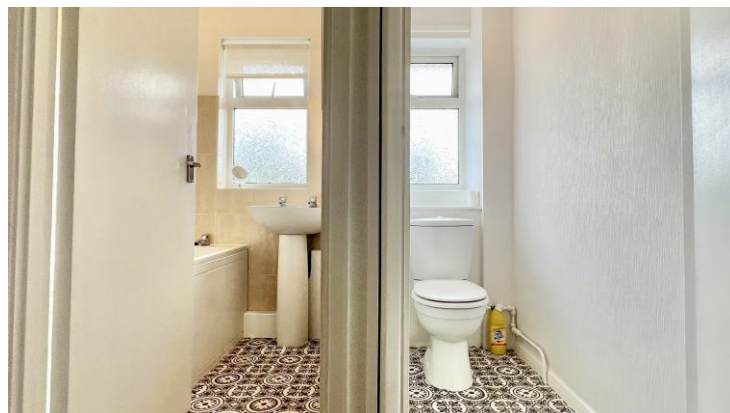
Having uPVC double glazed window to the rear aspect and WC.

Outside Front

Having a lawned garden and gated walkway to the rear.

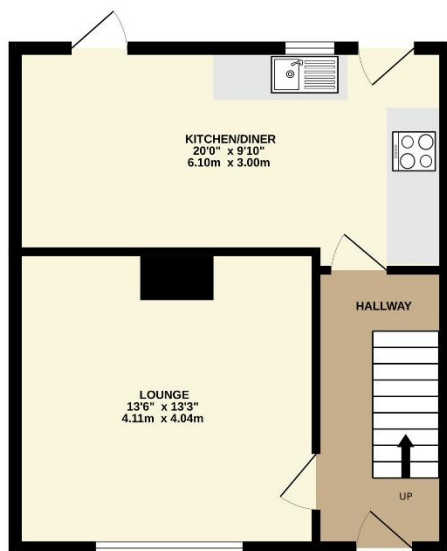
Outside Rear

The generously sized south facing garden is mainly laid to lawn with a fenced surround, range of plants/shrubs, paved area and brick outbuilding.

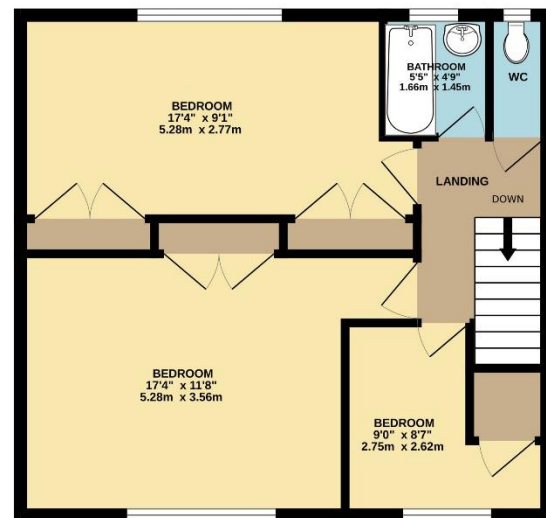




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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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