



**4 NORTH VIEW AVENUE, BIDEFORD, EX39 3LH**

**£210,000**

A 3 bedroom terraced house conveniently situated within walking distance of the town centre and offering well proportioned accommodation whilst benefiting from gas fired central heating & uPVC double glazing together with enclosed south facing garden and garage to the rear. No Onward Going Chain

4 North View Avenue is a well-proportioned 3 bedroom terraced home, conveniently positioned within walking distance of the town centre and well regarded local schools.

Neutrally decorated throughout and ready for new owners to add their personal stamp, the property benefits from gas fired central heating and uPVC double glazing.

The ground floor offers a bright, dual-aspect bay-fronted lounge/dining room that creates a versatile space for everyday living, flowing through to a modern kitchen, practical utility area and convenient cloakroom/WC.

Upstairs are three comfortable bedrooms and family shower room, whilst the loft provides scope for future conversion (subject to building regulations).

Outside, the south-facing rear garden features low-maintenance artificial turf alongside flower and shrub borders. Useful rear access enhances practicality, while the 14'6" x 10'11" (4.42m x 3.33m) garage offers parking options alongside on street parking to the front of the property – on a first come, first served basis.

The location is ideal with the green open spaces of Victoria Park and the Kenwith Valley Nature Reserve close by – perfect for dog walking or simply enjoying nature.

**Services:** All mains services are connected

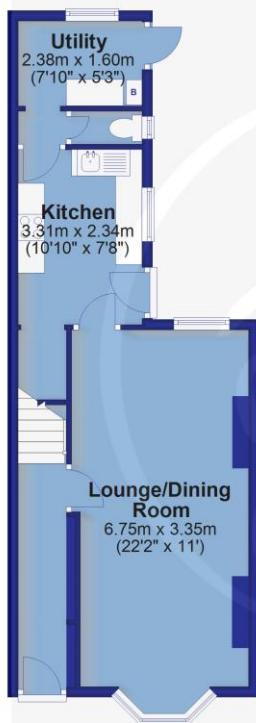
**Energy Performance Certificate:** C (70)

**Council Tax:** BAND C (£1,963.91 per annum)



#### Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



#### First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

The Property  
Ombudsman

