

**Second Avenue, Weeley
CO16 9HX
£225,000 Freehold**

Town & Country
residential sales and lettings





- CHAIN FREE
- EXTENDED SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- SEPARATE DINING AREA
- GAS TO RADIATOR HEATING

- DOUBLE GLAZING
- VILLAGE LOCATION
- MODERNISATION & REFURBISHMENT REQUIRED
- DRIVEWAY FOR OFF ROAD PARKING
- ACCESS TO A133/A120

**** EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW IN NEED OF REFURBISHMENT AND MODERNISATION****

NO CHAIN

A great opportunity to acquire this generously sized property located in the frequently requested village of Weeley with access to the mainline railway station local shops and access to the A133/A120.

This residence offers one level living but, as previously mentioned will need refurbishment ideally suiting a buyer looking to stamp their identity onto to a blank canvass. The property does have double glazing and gas central heating.

The accommodation consists of entrance hallway, living room, dining area, kitchen, shower room, two main bedrooms and a third room which could be a bedroom or an office/study.

Outside there are both front and rear gardens that will need a degree of attention.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door, built-in cloaks cupboard, built-in storage cupboard. wainscoting, wood laminate flooring, radiator.

LIVING ROOM

16' 2" x 9' 9" (4.92m x 2.97m)

Fire surround with inset gas fire (not tested), wood laminate flooring, radiator. Open access to:

DINING AREA

9' 1" x 8' 5" (2.77m x 2.56m)

Double glazed patio doors to garden. Wood laminate flooring, radiator.

KITCHEN

9' 10" x 9' 0" (2.99m x 2.74m)

Double glazed window to side elevation, double glazed frosted door to side. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of cupboards and units, four ring electric hob, electric oven. Space for washing machine. Built-in boiler cupboard with wall mounted Worcester gas boiler, radiator.



BEDROOM ONE

12' 0" x 9' 9" (3.65m x 2.97m)

Double glazed window to front elevation, radiator.

BEDROOM TWO

10' 0" x 8' 2" (3.05m x 2.49m)

Double glazed window to front elevation, radiator.

BEDROOM THREE/STUDY

10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed window to rear elevation, radiator.

SHOWER/BATHROOM

6' 11" x 5' 7" (2.11m x 1.70m)

Double glazed frosted window to side elevation. Low level WC, wash hand basin with mixer tap with vanity cupboard under and shower cubicle with Triton shower unit and folding screen door. Tiled splash backs, extractor fan.

FRONT GARDEN

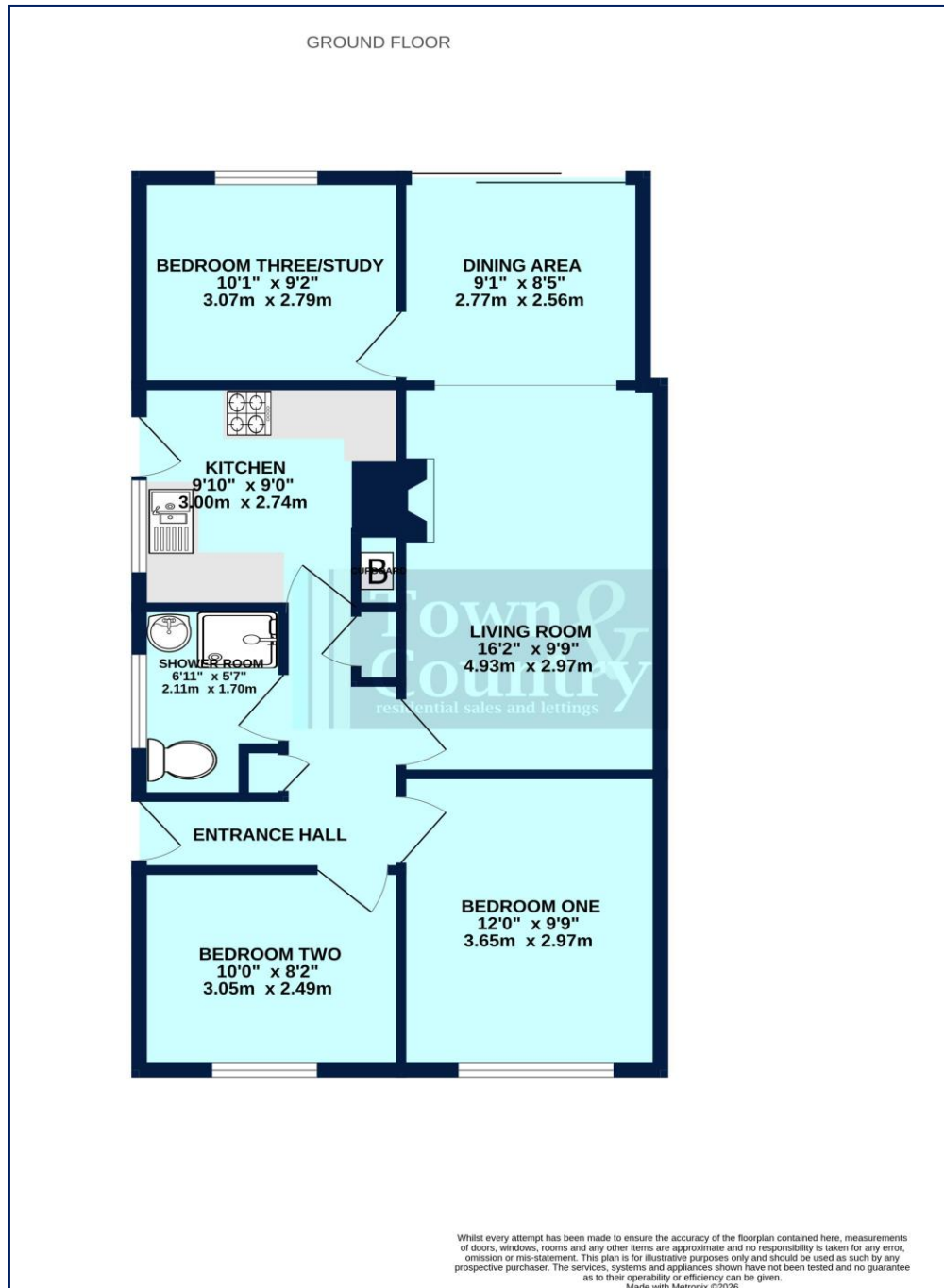
Open plan laid mainly to lawn, block paved driveway which continues to side. Outside water tap, access to rear.

REAR GARDEN

Uncultivated with timber shed and timber summer house.



Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



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