



Queenswood Road –£260,000

Freehold

Linda Saunders | Estate Agents



8 Queenswood Road Bridgwater TA6 7NB

Set within this highly sought after school catchment, this three-bedroom family home which needs significant updating, represents a great opportunity. The property briefly comprises two good-sized ground floor reception rooms, kitchen, rear lobby(utility) with guest cloakroom and three bedrooms and family bathroom to the first. The property benefits from partial PVCu double glazing, a driveway and a single garage. There is a generous rear garden of approximately 70 ft in length. Viewing is highly recommended as it is available with no onward chain, is in a very sought after area and represents an increasingly rare opportunity to renovate and extend.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Via wooden front door, stairs rising to first floor, night storage heater (NSH), under stairs cupboard and doors to all rooms.

Lounge: 3.766 x 3.950 maximum (12'04" x 12'11") PVCu double glazed bow window to the front aspect, feature fireplace, NSH and carpet as fitted.

Dining Room: 3.341 x 5.769 (10'11" x 18'11"). Windows and door to rear aspect, and NSH.

Kitchen: 2.254 x 4.552 (07'04" x 14'11"). Windows to front and side aspects, door to rear lobby, fitted with a range of wall, base and drawer units and sink and drainer unit inset, and NSH.

Rear Lobby & Guest Cloakroom: Window to rear aspect, fitted WC, door to side aspect. Potential as a utility room and guest cloakroom.

Landing: Doors to all rooms. Window to front aspect and loft access.

Bathroom: 2.069 x 2.264 (06'09" x 07'05"). Window to rear aspect, fitted with

a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, cupboard housing the hot water cylinder.

Bedroom 1: 3.335 x 4.162 (11'0" x 13'07"). PVCu double glazed bow window to front aspect, NSH, built in cupboard, and carpet as fitted.

Bedroom 2: 2.276 x 3.764 (11'0" x 12'04"). Window to rear aspect, ceiling light, built in cupboard, NSH, and carpet as fitted.

Bedroom 3: 2.276 x 2.493 (07'05" x 08'02"). PVCu double glazed window to front aspect, built in cupboard, NSH, and carpet as fitted.

OUTSIDE

The front is laid to shingle with driveway leading to the garage. To the rear is a generous enclosed garden of approximately 70 feet in length with personal access gate and mature trees and bushes.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

All mains' services connected.

EPC Rating: TBA

Council Tax Band: D

Local authority reference number: 6506100080



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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