



**Braemar Road, Billingham TS23 2AD**

**welcome to**

## **Braemar Road, Billingham**

Attention investors, this two bedroom, detached and extended bungalow presents an exciting opportunity for full refurbishment, offering exceptional potential to create a fantastic home or investment.

### **Entrance Porch**

Door to side, double glazed door into lounge.

### **Lounge**

Double glazed window to front, tiled fireplace, artificial beamed ceiling, wall panelling, wall lights, radiator, door to inner hallway.

### **Inner Hallway**

Loft access, doors to 2 bedrooms, kitchen and bathroom.

### **Extended Kitchen**

Wall and base units and working surfaces, 1 1/2 sink drainer and mixer tap, built in double electric oven and feature brickwork housing gas hob, plumbing for washing machine, panelled walls, double glazed window and door to side, double glazed window to rear, single glazed window to side.

### **Bedroom 1**

Double glazed window to front, fitted wardrobes, drawers and storage.

### **Bedroom 2**

Fitted wardrobes and overbed storage, radiator, open to rear extension

### **Bedroom Extension**

2 double glazed windows to side, double glazed patio door to rear, radiator.

### **Bathroom**

Enclosed shower, panel bath, wash hand basin, low level WC, panelled walls, built in storage cupboard housing Ideal logic combination boiler, 2 double glazed windows to rear.

### **Externally**

#### **Front**

Tall privet and gated access to a blocked paved front and driveway, gated access to both sides leading to the rear garden and garage.

#### **Rear Garden**

Enclosed, laid to lawn and patio with mature planting.

#### **Garage**





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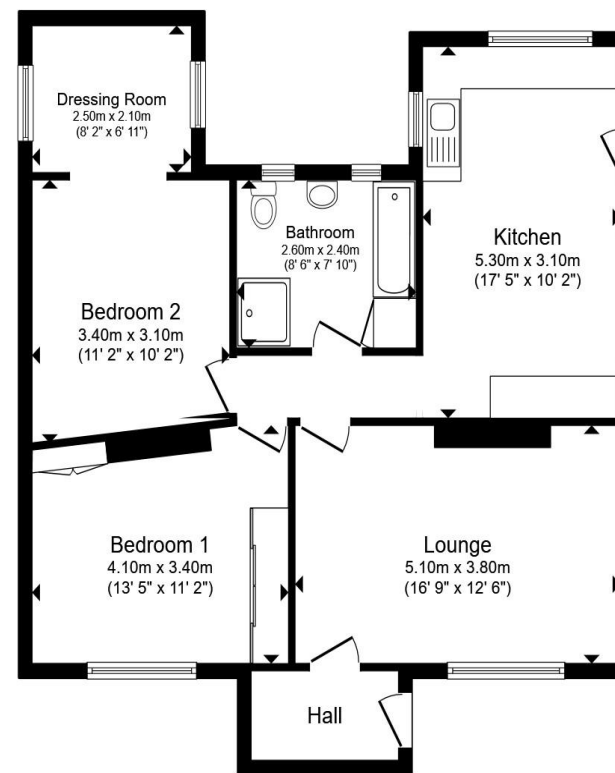
## Braemar Road, Billingham

- GREAT INVESTMENT OPPORTUNITY
- DETACHED BUNGALOW
- EXTENDED
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £140,000



Total floor area 78.2 m<sup>2</sup> (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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