Natasha Howarth

ESTATE AGENTS

# 57 King George Avenue, Bridgwater, TA6 6DU

## £190,000

Natasha Howarth Estate Agents are delighted to present this well-positioned three double bedroom terraced home, ideally located just off Rhode Lane on the southern outskirts of Bridgwater.

The property has been thoughtfully improved by the current owner and benefits from a range of upgrades, including new windows, updated electrics, a modern combi boiler, stylish fitted kitchen, contemporary bathroom, as well as new flooring and redecoration throughout.

The accommodation briefly comprises an entrance hall, spacious living room, inner lobby, kitchen and bathroom to the ground floor. To the first floor, there are three generously sized double bedrooms.

Occupying a pleasant cul-de-sac position, the property is offered for sale with the added advantage of no onward chain, making it an ideal purchase for a smooth and straightforward move.

King George Avenue is conveniently situated within approximately 500 metres of local amenities, including a convenience store and takeaway, with a wider selection of shops and services available in Bridgwater town centre.

Early viewing is highly recommended—please contact the vendor's sole agent to arrange an appointment.

## ENTRANCE
Via double glazed front door to:

## ENTRANCE HALL
Staircase rising to first floor, radiator. Door to:

## LIVING ROOM
Front aspect double glazed window, under stairs cupboard, radiator. Door to:

## INNER LOBBY
Double glazed door to the garden. Doors to kitchen and bathroom.

## KITCHEN
Double glazed window to rear aspect. Refitted with a range of matching wall, base and drawer units with roll top work surfaces over and sink & drainer unit inset. Space for a cooker, space & plumbing for washing machine, space for fridge. Radiator.

## BATHROOM
Obscure rear aspect double glazed window. Refitted with a three piece suite comprising bath with shower attachment and glass screen., pedestal wash hand basin and WC.

## BEDROOM ONE
Two double glazed windows to front aspect. Feature fireplace. Fitted storage cupboard. Radiator.

## BEDROOM TWO
Double glazed window to rear aspect. Radiator.

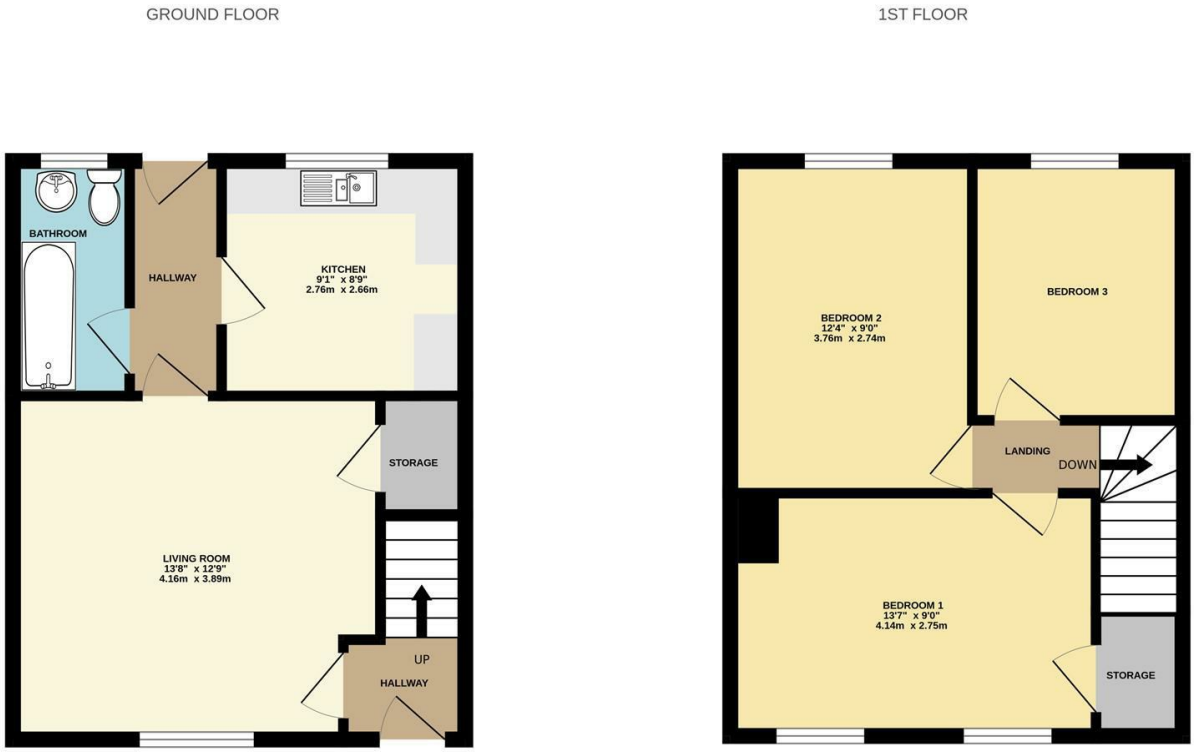
## BEDROOM THREE
Double glazed window to rear aspect. Radiator.

## EXTERIOR

## GARDEN
Fully enclosed by panel fencing. Mainly laid to lawn. Outbuilding.

## SERVICES
Mains water, gas. electricity & drainage.

## Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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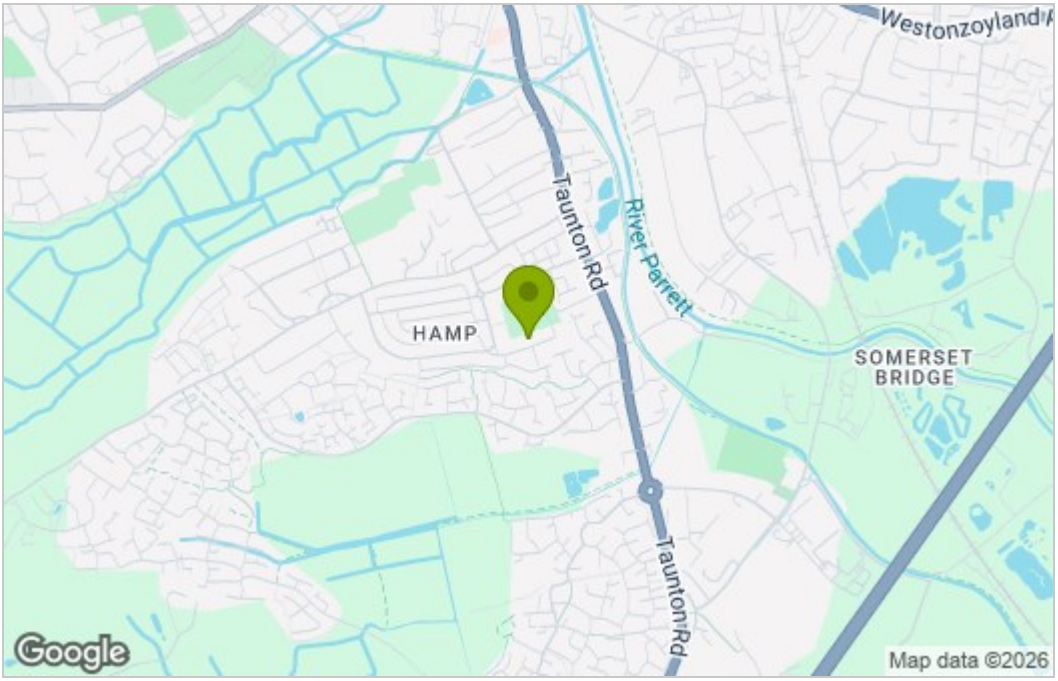
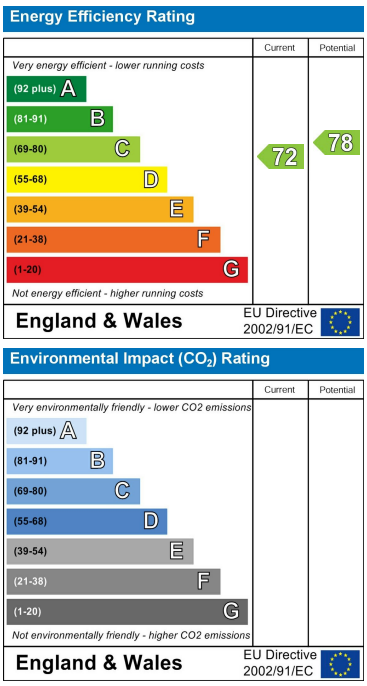
## Area Map




## Energy Efficiency Graph




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.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