



Camden Road - £169,950 Freehold

Linda Saunders | Estate Agents



2 Camden Road Bridgwater TA6 3HA

It is with great pleasure that Linda Saunders Estate Agents brings to market this three bedroom end of terrace property situated within this popular area within walking distance of the town and conveniently located for all local amenities. The property itself briefly comprises; entrance porch, inner hallway, lounge, dining room, kitchen/breakfast room and family bathroom to the ground floor and three bedrooms to the first floor.

The property further benefits from PVCu double glazing, gas central heating and a garage. The rear courtyard garden is fully enclosed with flowerbeds. The property is in need of updating and would make an ideal project. An early inspection is highly recommended as properties in this location attract much interest.

ACCOMMODATION (All sizes are approximate)

PVCu mahogany effect double glazed door with decorative insert into: -

Entrance Porch: Tiled flooring, fuse box, single glazed door to: -

Entrance Hall: Stairs to first floor and carpet as fitted, doors to all rooms.

Lounge: 11'06" x 10'09" maximum measurement. PVCu double glazed bay window to front aspect, tiled fire place and hearth with gas coal effect fire inset, picture rail, double radiator and carpet as fitted.

Dining Room: 15'01" x 10'10" maximum measurement. PVCu double glazed window to side aspect, feature fireplace and hearth

with Baxi Bermuda boiler, understairs cupboard, double radiator and carpet as fitted.

Kitchen/Breakfast Room: 14'09" x 09'06". Window and door to rear lobby, the kitchen area comprises a range of oak wall, draw and base units, stainless steel sink and drainer with mixer tap over, roll edge work surfaces, built in double oven, gas hob with extractor over, space for free standing upright fridge/freezer, space and plumbing for washing machine and table and chairs, radiator and wood effect vinyl flooring.

Family Bathroom: Obscure PVCu double glazed window to rear aspect, three peice suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, tiled splashbacks and carpet as fitted.

First Floor Landing: Doors to all rooms.

Master Bedroom: 15'02" x 10'09" maximum measurement. Two PVCu double glazed windows to front aspect, built in overstairs cupboard, picture rail, radiator and carpet as fitted.

Bedroom 2: 11'00" x 07'05" maximum measurement. PVCu double glazed window to rear aspect, picture rail, radiator and carpet as fitted.

Bedroom 3: 07'04" x 08'00". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

OUTSIDE

To the front there is a small garden with brick walling and paving and footpath leading to front door. The garage is accessed at the rear by the lane to the side of the property and has power and light.

EPC rating = D 40



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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