



Helston Avenue,  
Weston Park



**OneAgency**

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# Offers in Excess of £130,000

A two bedroom detached bungalow in a popular location, in need of some updating. The property benefits from generous space for off road parking, detached garage and a low maintenance rear garden. Sold with no chain!





## Ground Floor

### Kitchen

2.44m x 2.30m (8' 0" x 7' 7") A range of wall and base units with worktops, stainless steel sink basin, plumbing for a washing machine and window to the front.

### Dining Room

3.26m x 2.32m (10' 8" x 7' 7") A window to the side and radiator.

### Lounge

6.17m x 3.54m (20' 3" x 11' 7") A bay window to the front, gas fireplace and surround and radiator.

### Bedroom One

3.46m x 2.67m (11' 4" x 8' 9") Fitted wardrobe units, window to the rear and radiator.

### Bedroom Two

3.19m x 2.20m (10' 6" x 7' 3") A window to the rear and radiator.

## Bathroom

2.29m x 1.64m (7' 6" x 5' 5") A bath with shower unit, pedestal hand wash basin, low level w/c, tiled walls window and radiator.

## Detached Garage

With up and over front door with UPVC side door.

## External

Front - A block paved driveway for off road parking with iron gates to the side of the property.

Rear - A detached garage with up and over door and block paved garden.

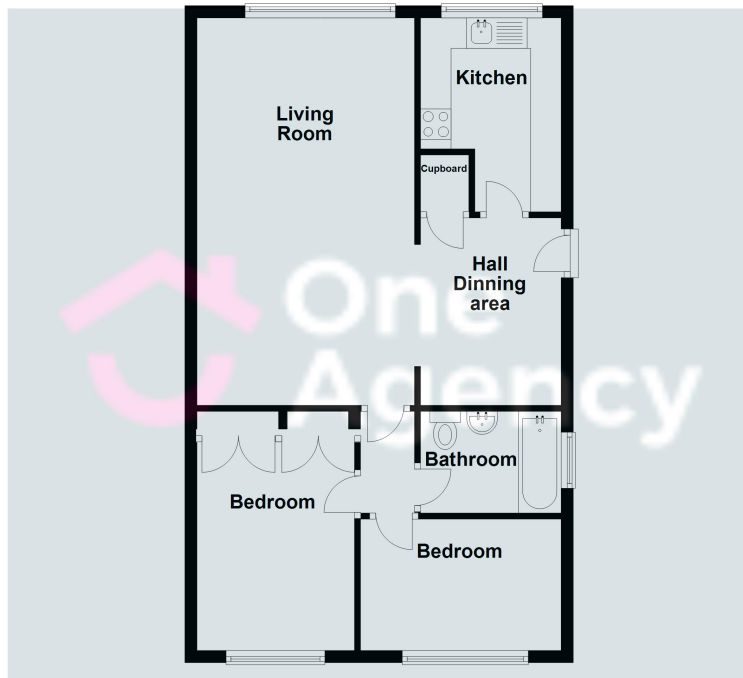
## Agents Notes

The property has suffered damage to the ceilings from a burst in the loft which we understand may have damaged the electrics too. The water has been turned off but no repair has taken place. Interested parties are advised to make their own investigations.



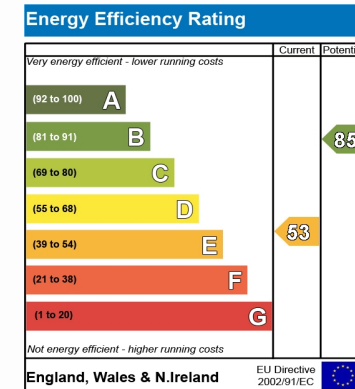
## Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



Total area: approx. 62.1 sq. metres (668.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.