



## Asking Price: £199,950

- For Sale By On Line Auction
- Popular And Convenient Residential Area
- In Need Of Further Modernisation Throughout
- Fantastic Family Home Or Investment Opportunity
- Three Bedrooms
- Estuary Views To The Front
- Freehold Title
- Driveway Parking And Single Detached Garage



**Entrance**

Entered via double glazed side door with matching glazed side panel to small porch with ceramic tile flooring, textured ceiling with coving and doors to:-

**Utility Room/Cloakroom**

1.911m x 2.089m (6' 3" x 6' 10")

With low level W.c, vanity wash hand basin, plumbing for both automatic washing machine and tumble drier, wall mounted boiler (supplying domestic hot water and gas central heating) and double glazed frosted window to the side.

**Kitchen**

4.525m x 3.451m (14' 10" x 11' 4")

A fully fitted kitchen with a range of matching base and wall units with roll top work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, part tiled walls, space for fridge freezer, plumbing for dish washer, double glazed window to side aspect and doors to:-

**Lounge**

7.774m x 3.516m (25' 6" x 11' 6")

A good size light and airy room, fitted coal effect gas fire within tiled fire place and matching hearth, coving and double glazed window to front aspect with open estuary views.

**Bedroom One**

3.738m x 3.536m (12' 3" x 11' 7")

With full length fitted wardrobes, textured ceiling with coving and double glazed window to the rear.

**Bedroom Two**

3.393m x 2.902m (11' 2" x 9' 6")

With double glazed window to front aspect giving fantastic open estuary views.

**Bedroom Three**

With textured ceiling and double glazed window to side aspect.

**Bathroom**

2.42m x 1.902m (7' 11" x 6' 3")

A four piece suite in white comprising panel bath, walk in double base glazed shower cubicle housing Triton electric shower, wash hand basin, low level W.C, fully tiled walls and double glazed frosted window to side aspect.

**External**

To the front of the property is driveway parking leading to a single detached garage with up and over door. Front garden laid mainly to lawn. To the rear there is an enclosed rear garden with paved patio area, lawned area and mature hedgework.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser



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