



24 Gordon Terrace, Bridgwater TA6 5JP

£195,000

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A spacious bay fronted Victorian terrace house located within easy level walking distance of the town centre. The accommodation in brief comprises; entrance hall, sitting room, dining room, kitchen, lobby, downstairs bathroom, lean-to/utility, three generous size first floor bedrooms and enclosed rear garden. NO CHAIN.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

This spacious Victorian home provides the perfect opportunity for a first time buyer/investor or young family. The property is located in a convenient level location being sited with a 'no through' road close to Cranleigh Gardens. There are nearby shopping facilities and the property is within walking distance of the railway station.

SPACIOUS VICTORIAN PROPERTY
TWO RECEPTION ROOMS
KITCHEN
GROUND FLOOR BATHROOM
THREE GENEROUS SIZE FIRST FLOOR BEDROOMS
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN



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Entrance Hall	
Sitting Room	13' 5" x 10' 8" (4.09m x 3.25m) Brick built fireplace, front aspect bay window.
Dining Room	12' 0" x 10' 11" (3.65m x 3.32m) Gas fire, understairs storage.
Kitchen	9' 0" x 8' 7" (2.74m x 2.61m) Space and plumbing for washing machine, recessed for cooker.
Lobby	Storage/pantry cupboard. Door to garden,
Lean-to/Utility	Door to rear garden.
Bathroom	8' 8" x 5' 5" (2.64m x 1.65m) Low level WC, wash hand basin and bath with overhead shower.
First Floor Landing	Doors to bedrooms. Main loft access. Boiler cupboard.
Bedroom 1	11' 2" x 11' 2" (3.40m x 3.40m) with additional of recessed wardrobes and storage cupboard.
Bedroom 2	12' 0" x 8' 6" (3.65m x 2.59m)
Bedroom 3	9' 0" x 8' 8" (2.74m x 2.64m) Rear aspect window. Hatch to loft.
Outside	The rear garden is mainly hard landscaped with courtyard area, ornamental slate bed, timber storage shed and rear pedestrian access. The garden itself is fully enclosed by surrounding fencing.



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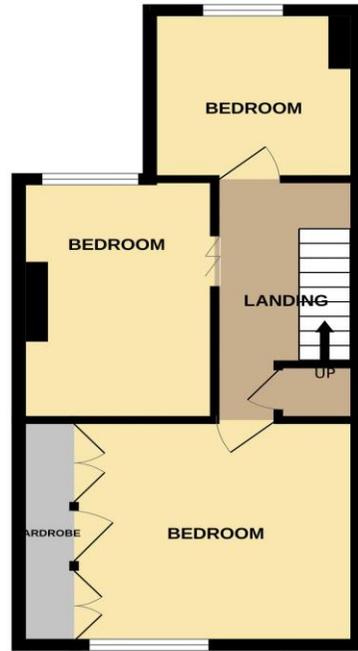


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GROUND FLOOR



FIRST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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