



- CHAIN FREE!
- Sought After Bottesford Location
- Semi Detached House
- 2 Double Bedrooms

- 17ft2 Lounge/Diner
- Fitted Kitchen & Bathroom
- Well Maintained Rear Garden
- Off Street Parking & Garage

Baldwin Avenue, DN16 3TF,
£137,500





Offered for sale with NO ONWARD CHAIN is this semi detached house on Baldwin Avenue, ideally positioned within the ever popular location of Bottesford. The well presented accommodation briefly comprises of 2 double bedrooms and a bathroom to the first floor, whilst downstairs boasts a lounge/diner and kitchen. Additional features include off street parking, garage with electric roller door and a well maintained rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Lounge/Diner

Having uPVC double glazed windows to the front and side aspects, radiator, coved ceiling and stairs rising to the first floor.

Kitchen

11' 8" x 8' 3" (3.55m x 2.51m)

Having uPVC double glazed window and door to the rear aspect, radiator, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in under counter fridge, built in under counter freezer and space/plumbing for washing machine.

First Floor Landing

Having uPVC double glazed window to the side aspect and access to the loft.

Bedroom 1

11' 8" x 8' 3" (3.55m x 2.51m)

Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom 2

11' 8" x 8' 2" (3.55m x 2.49m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

Bathroom

8' 6" x 4' 8" (2.59m x 1.42m)

Having panelled bath with shower over and folding shower screen, wash hand basin, WC, radiator, coved ceiling and over stairs storage cupboard.

Outside Front

Having off street parking, garage, decorative front garden and gate to the rear garden.

Garage

8' 5" x 18' 4" (2.56m x 5.58m)

Having roller door to the front, window to the side, light and power.

Outside Rear

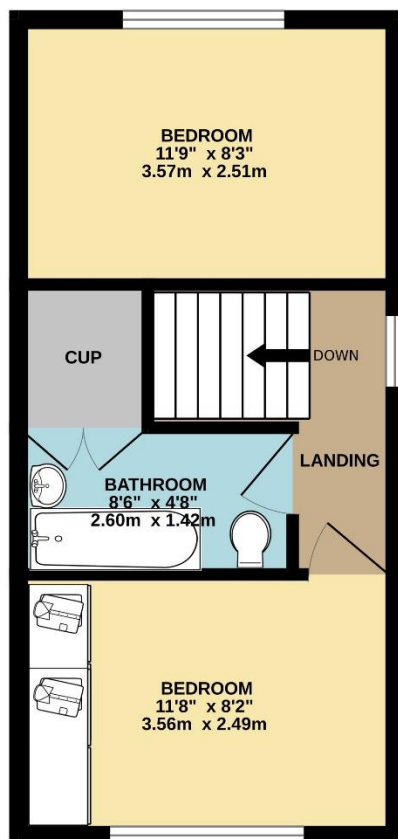
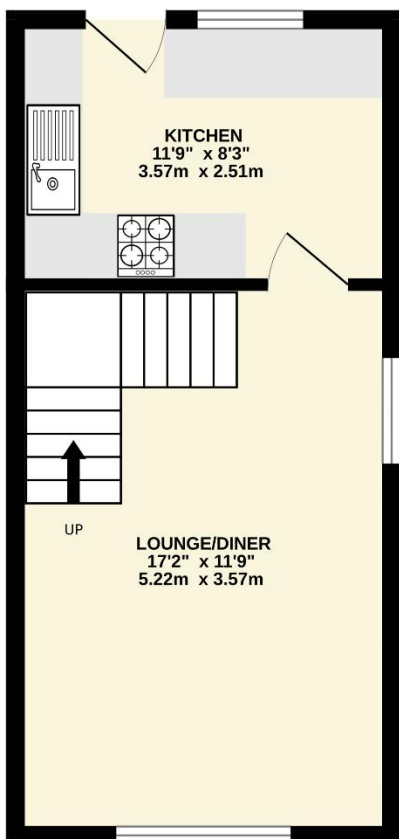
The enclosed rear garden is mainly laid to lawn with a fenced surround, paved patio areas and a range of plants/shrubs.





GROUND FLOOR

1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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