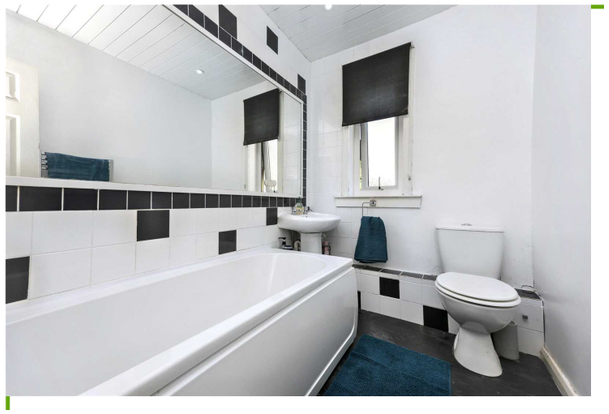
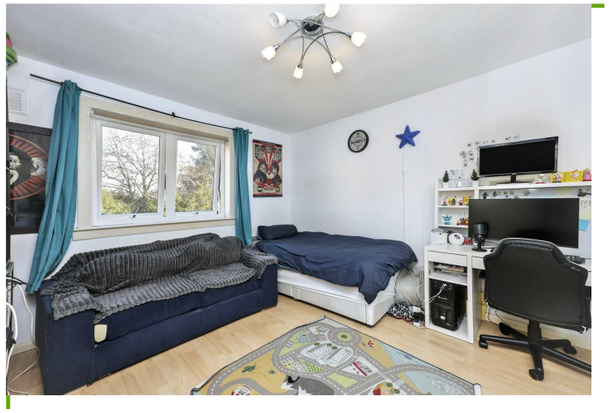
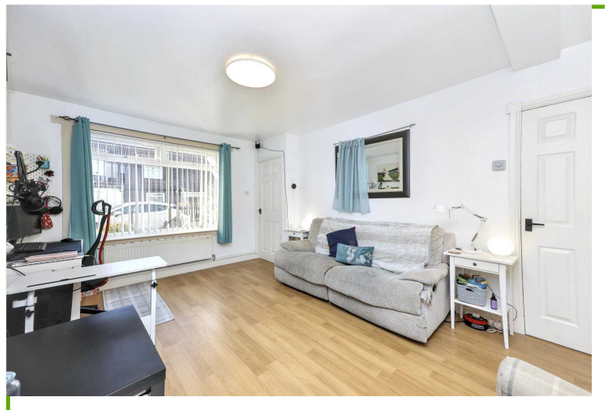


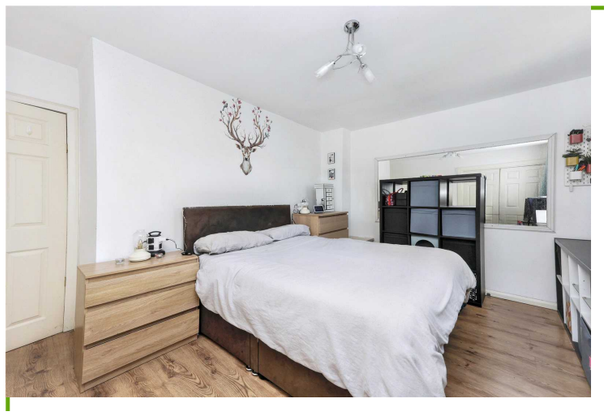














Godfrey Avenue, Denny,
Stirlingshire, FK6

**Offers Over: £120,000**

**Tenure: Freehold**

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The Property Ombudsman

# Godfrey Avenue, Denny, Stirlingshire, FK6

**Offers Over: £120,000 Tenure: Freehold**

Council Tax Band: A
EPC Rating: C

Our View: A well-proportioned two-bedroom property arranged over two floors, offering a practical layout with spacious living accommodation, a separate kitchen, utility room and two generously sized double bedrooms. Extending to approximately 794 sq ft, the property provides a comfortable and versatile arrangement of accommodation.

**Description**
This well-proportioned two-bedroom property offers spacious accommodation arranged over two floors, with a practical layout and a range of useful features throughout. Extending to approximately 794 sq ft (74 sq m), the property provides comfortable living space together with two generously sized double bedrooms.

The ground floor comprises an entrance hallway leading to a particularly spacious lounge, offering plenty of room for both relaxation and entertaining. The separate kitchen provides a dedicated cooking and preparation area, complemented by an adjoining utility room which offers additional practicality. There is also a separate storage room, providing useful additional space.

On the first floor, the landing provides access to two excellent-sized double bedrooms, both offering comfortable proportions for bedroom furnishings. A separate bathroom completes the accommodation.

Externally, the property benefits from an enclosed rear garden which has been laid out with a combination of slabbed and turfed areas, providing a pleasant outdoor space with room for seating, relaxing and enjoying the garden.

Overall, this is a spacious property with a versatile layout, two generous double bedrooms and the added benefit of separate utility and storage facilities.

**Front External**

**Lounge**
A generous reception room offering excellent proportions and ample space for a range of lounge furnishings. The room provides a comfortable setting for everyday relaxation and entertaining.

**Kitchen**
A separate kitchen fitted with modern-style units, providing useful storage and worktop space together with a dedicated area for cooking and meal preparation.

**Utility Room**
A particularly useful additional space adjoining the kitchen, offering scope for laundry facilities and further household storage.

**Bedroom 1**
An excellent-sized double bedroom offering generous proportions and ample space for a double or king-sized bed together with additional bedroom furnishings.

**Bedroom 2**
A further spacious double bedroom, offering versatile accommodation with plenty of room for bedroom furniture and storage.

**Bathroom**
The bathroom is conveniently positioned on the first floor and serves both bedrooms.

**Rear Garden**
The property benefits from an enclosed rear garden, offering a combination of slabbed and turfed areas. The layout provides a pleasant balance of low-maintenance hardstanding and lawn, with space for outdoor seating, garden furniture and enjoying the outside space.

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All Measurements
All Measurements are Approximate.

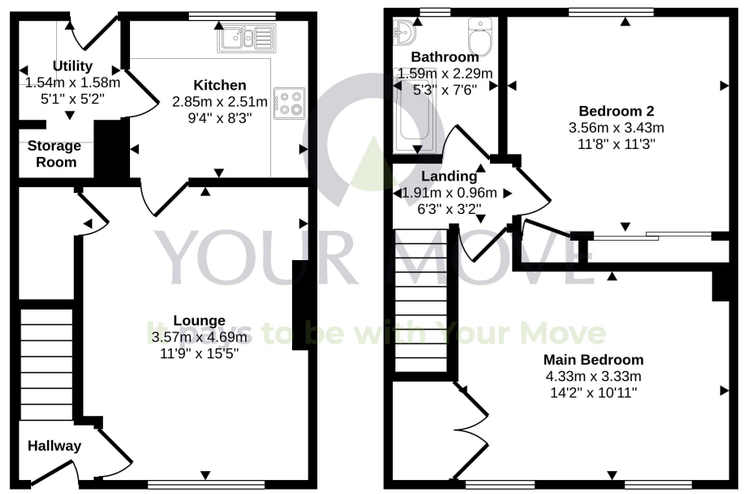
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.


For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

**Approx Gross Internal Area**
**74 sq m / 794 sq ft**




Ground Floor
**Approx 34 sq m / 365 sq ft**

First Floor
**Approx 40 sq m / 429 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.