

ferguson young

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£210,000

15 Trevarren Avenue, Four Lanes, TR16 6NH



- TWO BEDROOMS
- CONSERVATORY
- IMMACULATE PRESENTATION
- ENCLOSED GARDEN
- PARKING FOR SEVERAL VEHICLES
- DOUBLE GLAZED
- POPULAR VILLAGE
- SHOWER ROOM/WC

An immaculately presented link detached two bedroom bungalow on this popular residential road in the village of Four Lanes with its local amenities including shop, post office, public house and well regarded school. The home is warmed by electric heating and is double glazed. There is off road parking for up to four vehicles and an enclosed garden creating a safe environment for children and pets alike. The accommodation comprises of: Hobbies Room, Sun Room/Dining Room, Kitchen, Lounge, Two Bedrooms and a Shower Room/WC. An early viewing appointment is highly recommended to avoid disappointment as demand is expected to be high. EPC: E.



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Approached via the driveway leading to a double glazed door opening into:-

HOBBIES ROOM

16'1" x 7'7" (4.90m x 2.31m)

Formerly the garage but now used as a hobbies room with a double glazed window to the front and a door to:-

SUN ROOM/DINING ROOM

19'6" x 7'7" (5.94m x 2.31m)

A wonderful addition to the living space with ample room for a dining table, space for a washing machine and tumble dryer, covered roof with four skylights and double glazed windows to the rear and side with double glazed sliding patio door opening to the enclosed rear garden and a door to:-

KITCHEN

10'9" x 8'10" (3.28m x 2.69m)

A modern kitchen with a good range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, space for an electric cooker, space for an upright fridge freezer, built in storage cupboard, coved and textured ceiling, window to the conservatory. Doorway to:-

LOUNGE

14'7" x 10'8" (4.45m x 3.25m)

A well-proportioned room with double glazed window to the front, coved and textured ceiling, double glazed door opening to the front, TV aerial point and door way to:-

HALLWAY

There are doors to both bedrooms and the shower room/wk. Loft access hatch.

BEDROOM ONE

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

There is a coved and textured ceiling and a double glazed window overlooking the front garden.

BEDROOM TWO

8'4" x 7'8" (2.54m x 2.34m)

A useful second bedroom with a coved and textured ceiling, double glazed window to the conservatory and a wall mounted electric heater.

SHOWER ROOM/WC

A modern white suite comprising of a shower cubicle with an electric shower over, extractor, close coupled WC, wall mounted wash hand basin, double glazed obscure window to the side and two heated towel rails.

OUTSIDE

FRONT GARDEN

The front garden is mostly laid to lawn with some shrub and flower planting, further gravelled area and is bounded by fencing. Gravelled path extending along the front of the property leading to a pedestrian access gate to the side garden.

SIDE GARDEN

Gravelled for ease of maintenance, some shrub planting, bounded by close board fencing and leading to:-

REAR GARDEN

The rear garden is bounded by close board fencing, is mainly laid to lawn and there is a good sized timber shed.

OFF ROAD PARKING

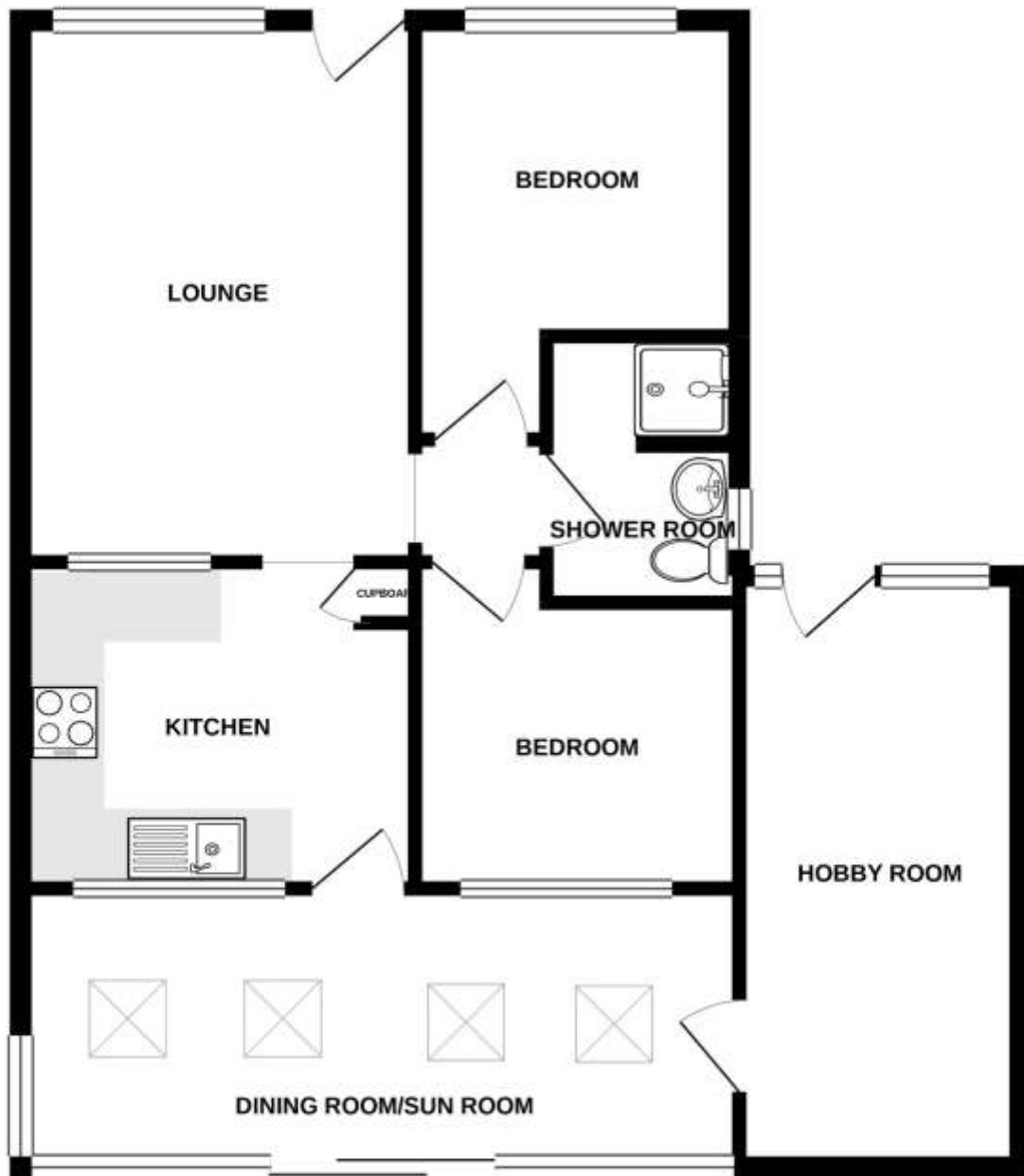
There is a gravelled area to the front providing parking for a vehicle in addition to the driveway which provides parking for up to three vehicles.

ENERGY EFFICIENCY RATING

This property has been rated as E (39) with a potential rating of B (87).



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

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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