



21 West Avenue,
Burton Latimer, NN15 5PQ

OSCAR JAMES

Price Guide £220,000

ESTATE AGENTS

The Property in Brief...

Oscar James Estate Agents are delighted to offer to the market this beautifully three-bedroom mid-terrace home, which has been thoughtfully improved by the current owner and is presented in excellent condition throughout.

To the front of the property is a block paved driveway providing off-road parking for multiple vehicles. Internally, the accommodation comprises a welcoming entrance hall leading through to a bright and spacious lounge, complete with patio doors opening onto the rear garden. Off the lounge is a well-appointed kitchen/diner offering excellent worktop space, ample storage, room for a dining table, a useful storage cupboard and access out to the garden.

Upstairs, there are three generously sized bedrooms and a modern family bathroom.

Externally, the rear garden is a real highlight of the home, offering an excellent amount of outdoor space with a block paved patio area, lawn and an additional large slabbed seating area, making it perfect for entertaining.



Dimensions

Lounge

11'10" x 14'7" (3.61 x 4.45)

Kitchen / Diner

18'4" x 9'2" (18'04" x 9'02") (5.59 x 2.79)

Bedroom One

11'10" x 10'11" (3.61 x 3.33)

Bedroom Two

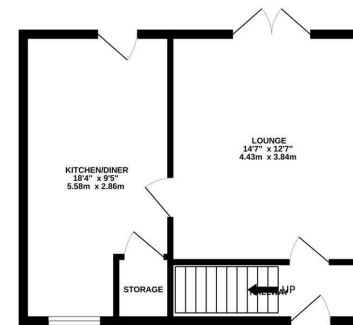
9'11" x 9'0" (3.02 x 2.74)

Bedroom Three

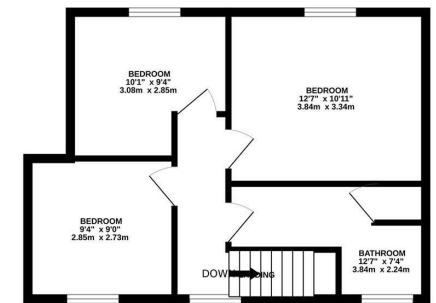
9'2" x 9'4" (9'02" x 9'04") (2.79 x 2.84)

Bathroom

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



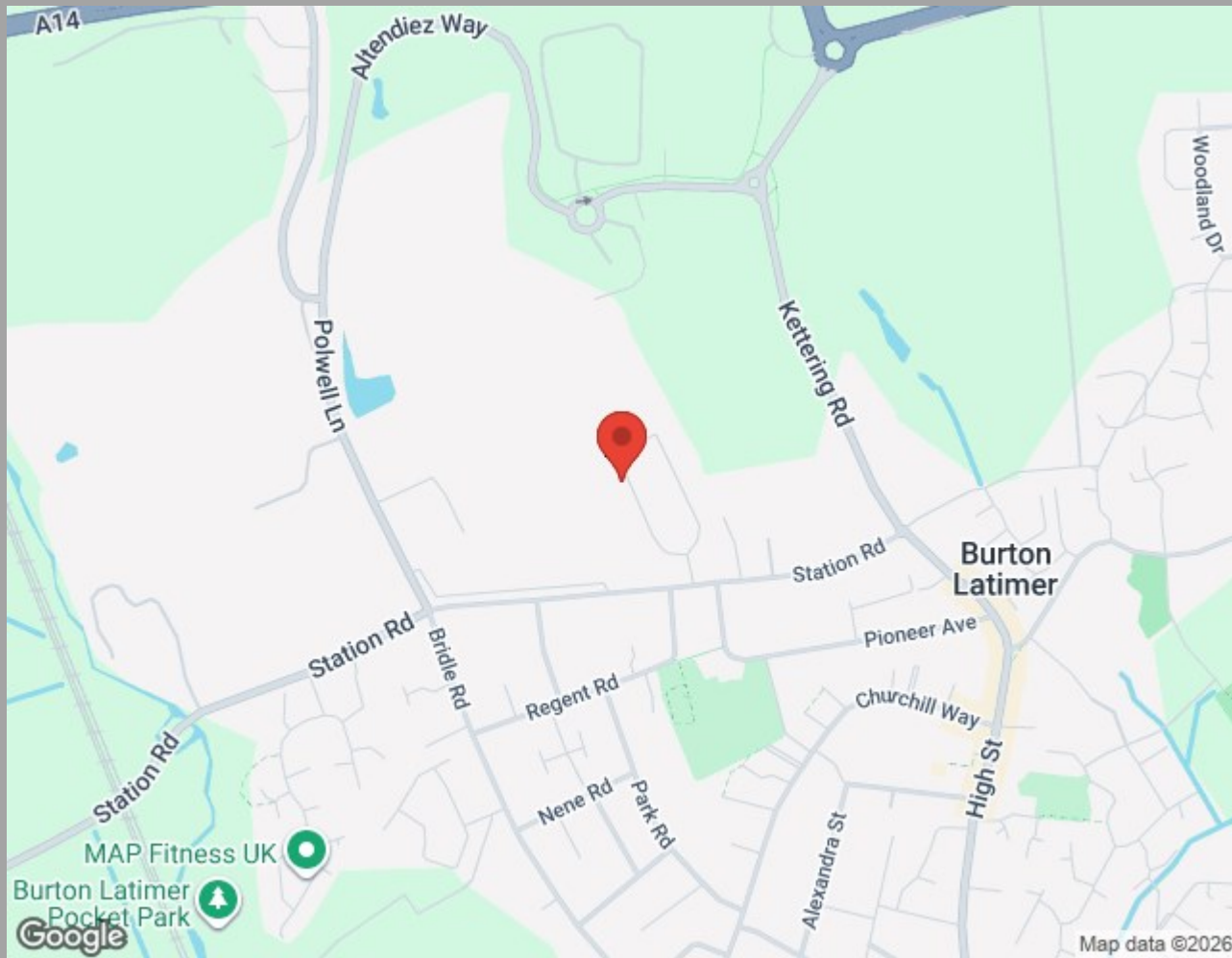
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 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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What our vendors say...

We've really enjoyed living here and have put a lot of work into renovating the property to create a bright and welcoming family home. The garden has been one of our favourite features, offering plenty of space to relax and entertain, while the off-road parking and spacious rooms have made everyday living incredibly practical



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