

**30 Bavan Grove,  
Mayobridge,  
BT34 2FP**

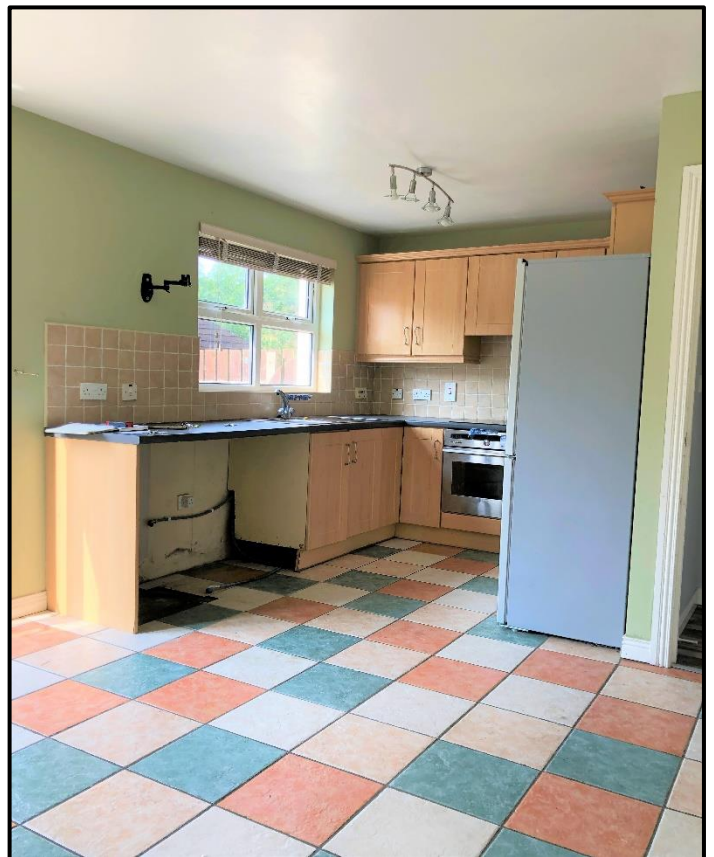


**Asking Price £112,000**

## **30 Bavan Grove, Mayobridge, BT34 2FP**

### **KEY FEATURES**

- Ground Floor Accommodation: Entrance Hall, Sitting Room, WC, Kitchen With Dining Space.
- First Floor Accommodation: Landing, Three Bedrooms, main bedroom with en suite and Shower Room.
- Oil Fired Central Heating.
- Pvc Double Glazed Windows.
- Enclosed Garden to Rear.
- Car Parking To The front



## PROPERTY SUMMARY

Spacious 3 bed mid terrace property in a quiet residential cul-de-sac with lots of potential for first time buyers. Accommodation comprises on the ground floor of entrance hall, living room, kitchen with dining space, small WC. Upstairs, there are three generous sized bedrooms and a shower room with a three-piece suite. The main bedroom also has its own en-suite and also a walk in wardrobe. Externally, the property a mixture brick paviour patio area to the rear with a grassed section. Car parking is available to the front of the property with a brick pavior driveway. Bavan Grove is only walking distance from the village of Mayobridge and is close to all local amenities. There are excellent transport links close by with a bus stop at the chemist. Viewing is essential.



## **Accommodation Details & Comprises:**

### **GROUND FLOOR**

**Entrance Hall** 16' 3" x 6' 2" (4.949m x 1.891m) wood effect laminate flooring and telephone point.

**Living Room:** 12' 10" x 11' 11" (3.907m x 3.627m) wood effect laminate flooring, Tv point, Open fireplace with slate hearth.

**WC:** 6' 8" x 6' 8" (2.04m x 2.04m) white w/c, whb

**Kitchen** 18' 6" x 11' 3" (5.635m x 3.420m) Tiled flooring, range of high and low level units with stainless steel sink, tiled over work-tops, four ring electric hob, single oven, space for dishwasher, washing machine, space for freestanding fridge freezer, tv point and pvc double doors to rear.

### **FIRST FLOOR**

**Bedroom (1):** 9' 7" x 11' 6" (2.93m x 3.5m) Rear view aspect with carpet flooring

**Ensuite:** 5' 0" x 5' 3" (1.52m x 1.60m) 3 piece shower suite, tiled floor

**Walk in storage:** 5' 4" x 2' 11" (1.61m x 0.89m) Room for built in storage, freestanding storage.

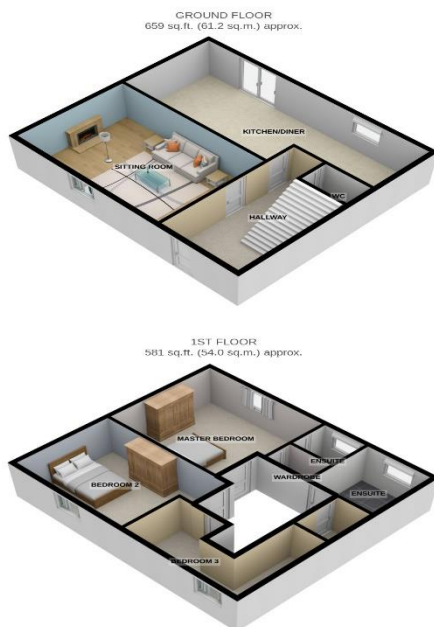
**Bedroom (2):** 9' 2" x 12' 7" (2.79m x 3.84m) Front view aspect with carpet flooring,

**Bedroom (3):** 13' 6" x 9' 7" (4.12m x 2.91m) front view aspect with laminate flooring and access to roofspace.

**Main Ensuite:** 8'3" x 7'10" (2.52m x 2.34 ) Fully tiled with white w/c, whb, Bath, thermostatic shower.

### **OUTSIDE**

Enclosed gardens rear with. Oil tank and burner at rear. a mixture brick paviour patio area to the rear with a grassed section. Car parking is available to the front of the property with a brick paviour driveway with two car parking spaces.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

### Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday 09:00 – 17:30  
 Tuesday 09:00 – 19:30  
 Friday 09:00 – 17:00  
 Saturday 09:00 – 12 noon

### Rates

£900.69

### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

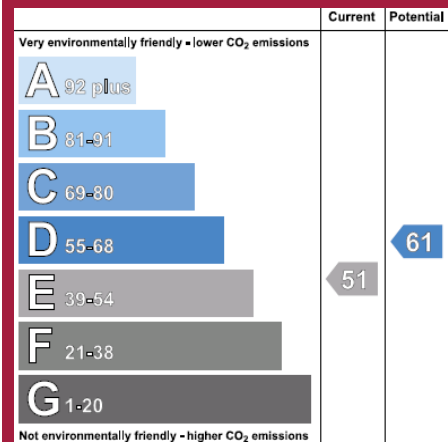
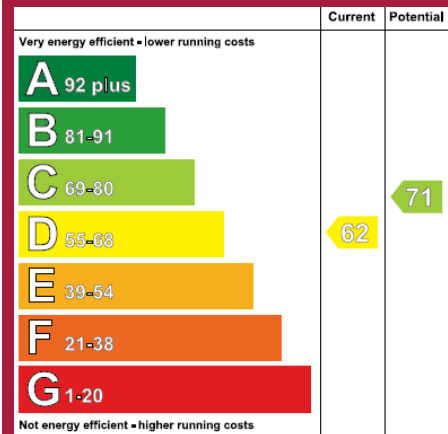
### Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.



### 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 vendor'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. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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