



Bond
Oxborough
Phillips

Changing Lifestyles

2 North View Avenue
Bideford
Devon
EX39 3LH

Asking Price: £199,950 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 North View Avenue, Bideford, Devon, EX39 3LH

A BAY-FRONTED VICTORIAN TERRACE PROPERTY WITHIN A LEVEL WALK OF BIDEFORD TOWN, SCHOOLS & AMENITIES



- 3 well-proportioned Bedrooms
- Light & welcoming Sitting / Dining Room
- Generous fitted Kitchen & separate Utility Room
- First Floor Bathroom
- Enclosed paved rear garden - an ideal space for outdoor seating & entertaining
- Private driveway parking for 1 vehicle
- Popular residential location near to the Kenwith Valley Nature Reserve



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With its own parking space to the rear, this bay-fronted Victorian terraced house on North View Avenue combines the convenience of town living with well-proportioned accommodation and an enclosed garden. The property offers scope for updating and personalisation, making it worth considering for buyers who want a home they can put their own stamp on.

The attractive red-brick frontage opens to accommodation centred around a spacious through Sitting / Dining Room. The front bay window brings natural light into the sitting area, while the adjoining dining space provides room for meals with family and friends.

To the rear, a generous fitted Kitchen is complemented by a separate Utility Room, providing useful additional workspace and storage away from the main living accommodation.

Upstairs are 3 well-proportioned Bedrooms and a Family Bathroom. The landing also benefits from a double storage cupboard and access to the loft.

Outside, the front garden is designed for ease of maintenance. The enclosed paved rear garden provides space for outdoor seating without the upkeep of a lawn. A rear gate leads to the off-road parking space for one vehicle - an important practical benefit for a home so close to the town centre.

North View Avenue is an established residential location within walking distance of Bideford's shops, everyday amenities and local primary and secondary schools. Nearby Kenwith Valley Nature Reserve offers access to green space and walks, adding to the appeal of this convenient setting.

For buyers seeking a 3 Bedroom house in Bideford with parking, outside space and the opportunity to make improvements to their own taste, this property deserves a closer look.

Council Tax Band

B - Torridge District Council



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Total floor area: 107.3 sq.m. (1,155 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions
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