

# 28 Kerrymount Avenue

# Cowley

Fourwinds, BT8 6NL



**Price: OA £200,000**

Superb semi detached villa on an attractive corner site.

- Attractive entrance hall with cloaks under stairs, low flush w.c. and wash hand basin
- Through lounge with feature fireplace
- Fitted kitchen with built in oven and hob and integrated fridge and freezer
- 3 Bright bedrooms 2 with excellent range of built in bedroom furniture
- Deluxe bathroom suite with electric shower, vanity unit and incased W.C.
- PVC double glazed windows
- Oil fired central heating
- Detached garage (side entrance)
- Attractive mature corner site laid out in lawns and shrubs

An ideal family home that enjoys a prime site in this most sought after residential locality. The property enjoys a host of extras which includes range of bedroom furniture along with superb kitchen and bathroom. We recommend immediate viewing.

ENTRANCE PORCH: PVC front door.

ENTRANCE HALL: Cloaks under stairs, low flush w.c., wash hand basin.

LOUNGE: 22'0" x 10'0" feature fireplace, laminate floor.



KITCHEN: 11'7" x 7'4" range of built in high and low level units, single drainer stainless steel sink unit, mixer taps, built in oven and ceramic hob, stainless steel extractor hood, integrated fridge, integrated freezer, plumbed for washing machine, fully tiled walls, tiled floor, PVC rear door.





## FIRST FLOOR

### BEDROOM 1:

10'11" x 10'1" superb range of built in bedroom furniture.



### BEDROOM 2:

10'1" x 10'1" excellent range of built in bedroom furniture.

### BEDROOM 3:

7'7" x 7'7" built in robe.

### DELUXE BATHROOM:

Paneled bath, electric shower, shower screen, vanity unit, incased w.c., heated towel rail, fully tiled walls, tiled floor, hot press copper cylinder, immersion heater.



OUTSIDE:

Corner site with mature gardens laid out in lawns and mature shrubs. Side entrance to garage.

DETACHED GARAGE:

18'6" x 8'7" up and over door, light and power, oil fired boiler.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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