



Bond
Oxborough
Phillips

Changing Lifestyles

17 Marshall Avenue
Wadebridge
PL27 6BB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £325,000



Changing Lifestyles

01208 814055

17 Marshall, Wadebridge, PL27 6BB



Welcome to Marshall Avenue, where this charming three-bedroom semi-detached property awaits its new owners.

- Impressive Semi-Detached Modern Home
- Family Bathroom
- Views Over Wadebridge
- Spacious Kitchen
- Open Plan Living Area
- Private Rear Garden and Decking
- Single Garage and Off-Road Parking
- Popular Town Location
- EPC - C
- Council Banding- B



Welcome to Marshall Avenue, where this charming three-bedroom semi-detached property awaits its new owners. As you step inside, you're greeted by an inviting entrance hall leading to a convenient downstairs W/C, ideal for modern living. The heart of the home lies in its spacious kitchen, perfect for culinary adventures, while the adjoining open-plan living area beckons for relaxation and entertaining. Slide open the doors and step onto the well-kept decking, extending your living space seamlessly into the south-west facing garden, a serene oasis for outdoor enjoyment.



Upstairs, discover the family bathroom and two generously sized double bedrooms, providing ample space for rest and relaxation. An additional single room awaits, adaptable to your needs, whether as a cozy bedroom or a functional home office.

Adding to its appeal, the property features a single garage and parking, ensuring convenience for residents. Whether you're a growing family seeking a comfortable abode, an investor looking for a promising opportunity, or simply someone drawn to the allure of Wadebridge's popular locale, this property offers an exceptional chance to make Marshall Avenue your home.

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Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



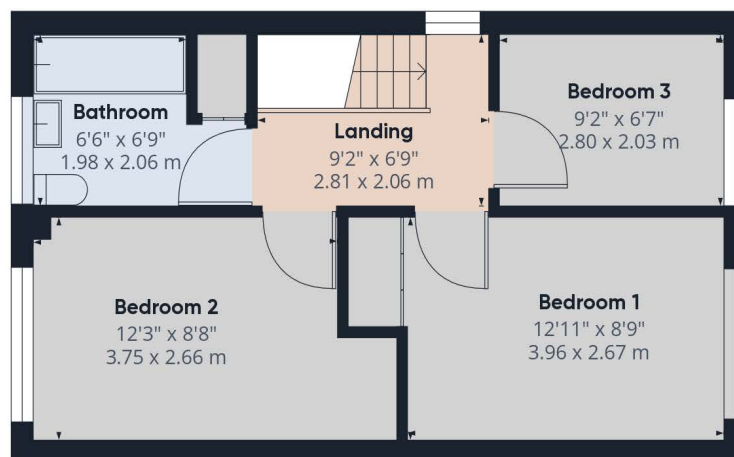
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.