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Phillips

Changing Lifestyles

41 Marshall Avenue
Wadebridge
PL27 6BB



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



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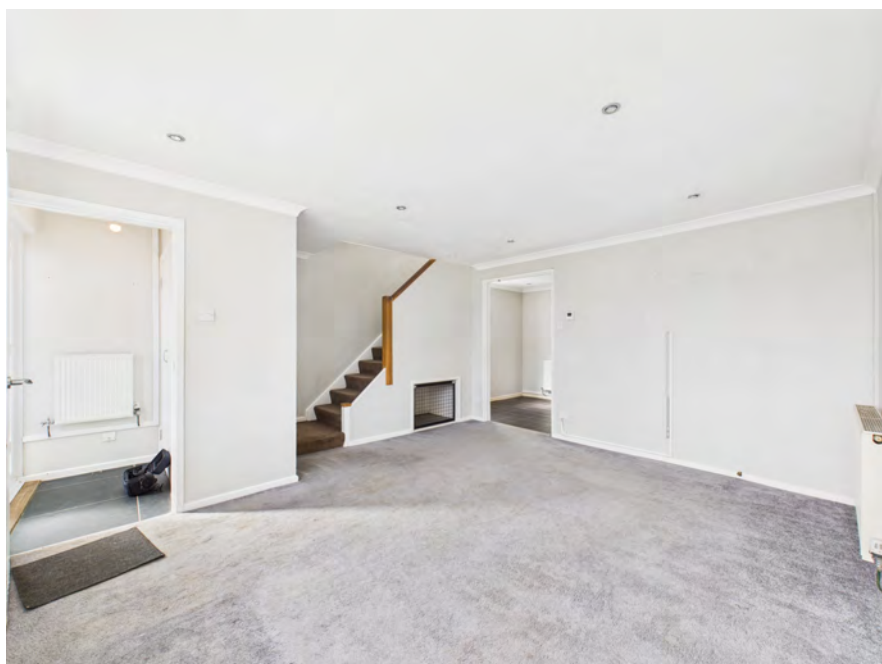
01208 814055

41 Marshall Avenue, Wadebridge



Vacant and chain free – a three-bedroom property ready for updating in Wadebridge.

- Sold with no onward chain
- In need of cosmetic updating – excellent opportunity to add value
- Three well-proportioned bedrooms and a family bathroom
- Spacious living room and open-plan kitchen/diner with garden access
- Convenient downstairs WC
- Generous rear garden, ideal for outdoor living
- Parking for several cars plus a single garage
- Sought-after location in the popular town of Wadebridge
- Fantastic potential for first-time buyers, families, or investors



Welcome to 41 Marshall Avenue, a three-bedroom semi-detached property in the highly sought-after town of Wadebridge.

The property is being sold with no onward chain and is currently vacant, offering a fantastic opportunity for buyers looking to put their own stamp on a home. While it would benefit from internal updating, mainly cosmetic, it presents huge potential.

On the ground floor, the entrance hall leads into a spacious living room, ideal for relaxing or entertaining. To the rear, the open-plan kitchen/diner provides a bright and functional space with direct access to the back garden. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for families, couples, or first-time buyers alike.

Externally, the property enjoys a generously sized back garden, parking for several cars, and the added benefit of a single garage.

Overall, 41 Marshall Avenue represents an excellent opportunity for first-time buyers or anyone wishing to create their own home in one of North Cornwall's most sought-after towns.



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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:



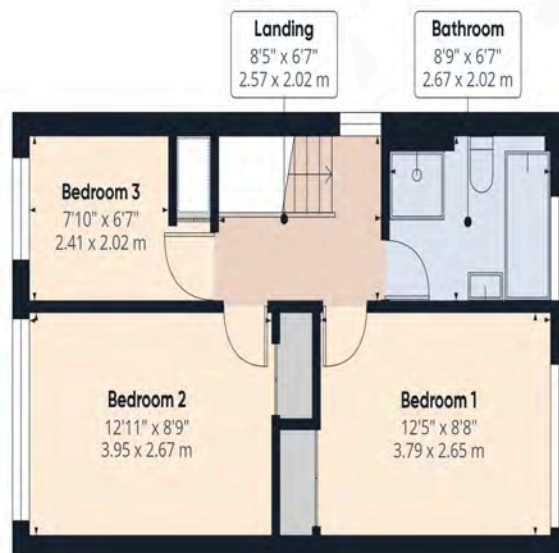


Floor 0

Approximate total area⁽¹⁾

971.34 ft²

90.24 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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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.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.