

Obree Avenue

Prestwick, KA9

Fixed price of £135,000



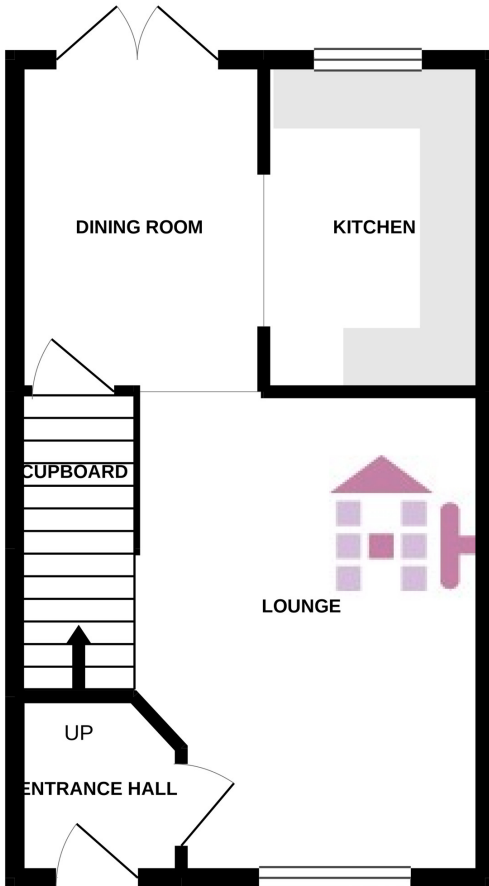
A well presented 3 bedroom semi villa in a popular residential area. In move-in condition, and comprising partially open plan lounge, diner and kitchen, 3 bedrooms and shower room. With front and rear gardens and off street parking.



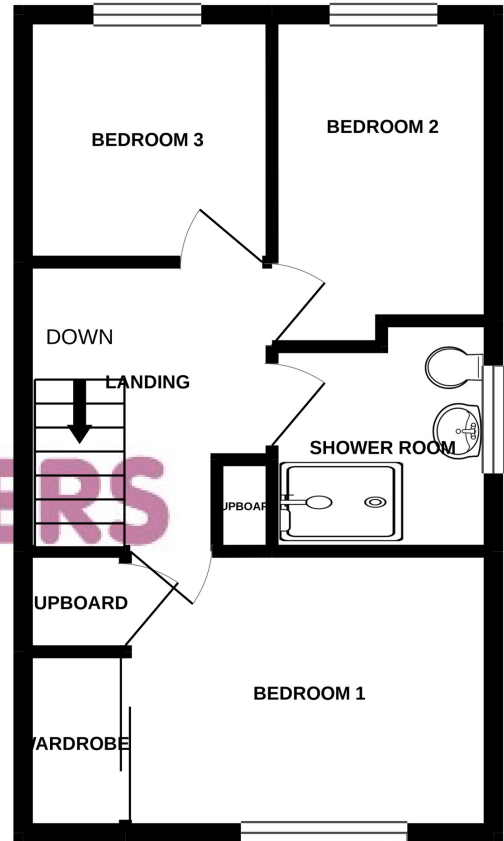
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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.




1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.




TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

49 Obree Avenue, Prestwick, KA9 2NN

Hoppers Estate Agency are pleased to market this well presented 3 bedroom semi detached villa in a popular residential area of Prestwick. The property comprises lounge with dining room off, kitchen, 3 bedrooms and shower room, with front and rear gardens and off street parking.

The layout of the ground floor is partially open planned, with archway separations between lounge, dining room and kitchen. The lounge is of a good size with front facing window brightening the room, additional light comes from the French doors at the rear of the dining room. The kitchen contains ample wall and base units with integrated oven, hob and dishwasher.

On the first floor is a spacious landing, with storage cupboard, accessing the 3 bedrooms and shower room. Bedroom 1 is a spacious double, front facing with fitted storage. Beds 2 and 3 are single sized, and both rear facing. The shower room contains white suite and wet room shower.

Externally there is a neat lawn to the front of the property, with monoblock driveway to the side for multiple cars. The rear garden is fully enclosed and neatly kept. With good sized lawn with surrounding mature bushes and shrubs creating an element of privacy. There is a also a summer house/storage hut and paved area ideal for outdoor seating.

DIMENSIONS

Lounge: 11'4x14'10 approx.

Dining Room: 7'7x10'2 approx.

Kitchen: 6'10x10'1 approx.

Bedroom 1: 12'3x8'4 approx.

Bedroom 2: 7'11x7'7 approx.

Bedroom 3: 6'6x10'2 approx.

Shower Room: 6'6x6'3 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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