

VICTORIA ESTATES & PROPERTY MANAGEMENT

5 Ormond Avenue, Westhead

£190,000

Situated within the popular village of Westhead, this charming two-bedroom mid-terrace home offers well-proportioned accommodation and is ideally suited to first-time buyers or downsizers looking for a comfortable home in a convenient village location. The ground floor comprises a welcoming entrance hall, spacious lounge, fitted kitchen, and a bright conservatory providing valuable additional living space. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to relax and enjoy. Offered to the market with no onward chain, this property presents an excellent opportunity for those looking to take their first step onto the property ladder or enjoy more manageable living. Early viewing is highly recommended.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid Terrace House
- Two Bedrooms
- Cul De Sac Location
- Enclosed Rear Garden
- Double Glazed
- Gas Central Heating - Boiler New 2 Years
- Ideal For Downsizing/First Time Buyers
- No Onwards Chain



Entrance
Front door into hall with door leading to lounge and stairs leading to 1st floor.

Lounge
12' 1" x 11' 7" (3.68m x 3.54m)
Window to front, fireplace and door into kitchen.

Kitchen
14' 10" x 8' 6" (4.52m x 2.58m)
A good range of eye and low level units incorporating a sink drainer unit. Built in gas hob and built in electric oven. Partly tiled walls, plumbed in for washing machine. Understairs storage, windows to rear and door into conservatory.

Conservatory
12' 4" x 9' 6" (3.75m x 2.89m)
French doors to rear leading into garden.

Landing
Doors leading into both bedrooms and bathroom. Loft access - boarded with ladder.

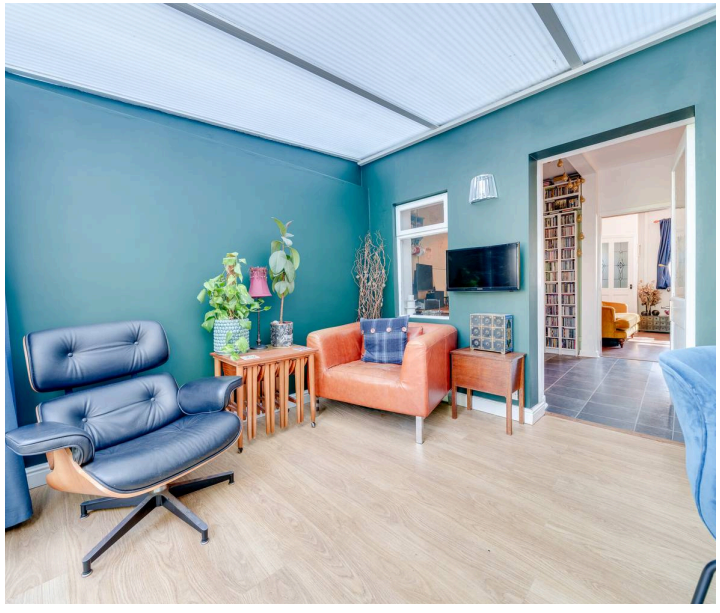
Bedroom One
13' 1" x 9' 9" (3.99m x 2.96m)
Window to front. Built in wardrobes with mirrored doors and over stairs storage cupboard.

Bedroom Two
7' 4" x 11' 10" (2.24m x 3.61m)
Window to rear.

Bathroom
8' 10" x 7' 1" (2.70m x 2.17m)
Three piece suite comprising a panelled bath with mixer shower and electric shower, pedestal wash hand basin and low level WC. Partly tiled walls and tiled floor. Window to rear and boiler in cupboard (3 years old). Slate flooring







REAR GARDEN

Enclosed rear garden with patio and vegetable patches towards the rear. Right of way access through. Wooden shed to rear.

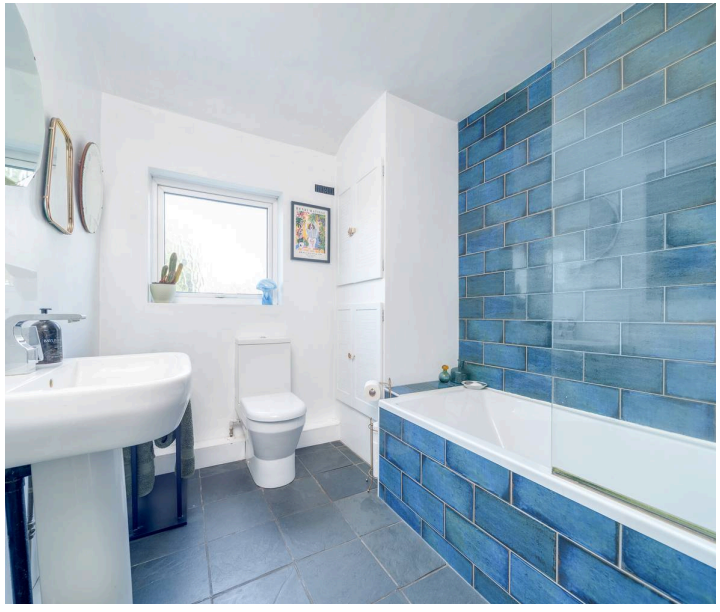
ON STREET

2 Parking Spaces

On street parking.









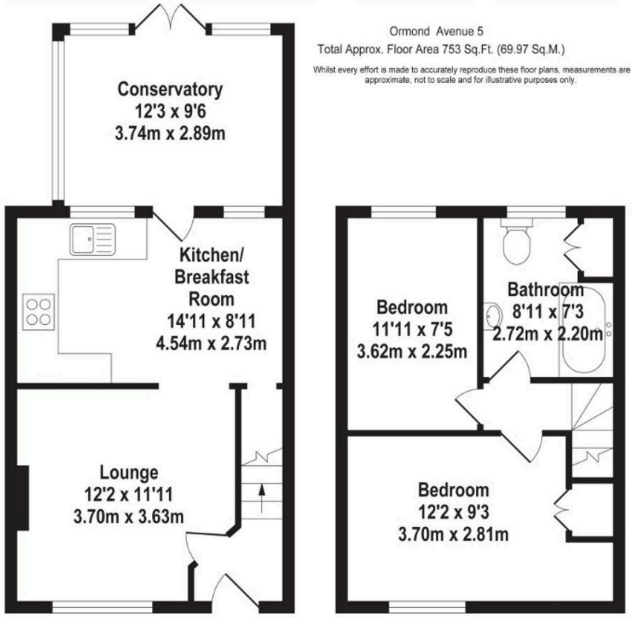




Ormond Avenue 5

Total Approx. Floor Area 753 Sq.Ft. (69.97 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



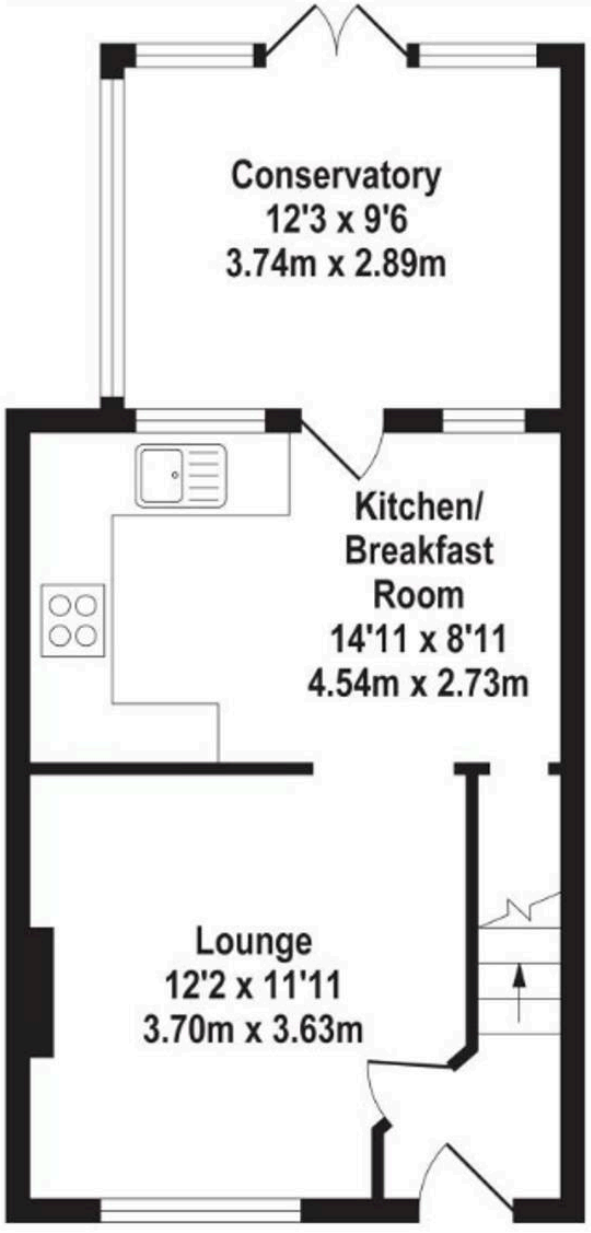
Ground Floor
Approx. Floor
Area 438 Sq.Ft.
(40.72 Sq.M.)

First Floor
Approx. Floor
Area 315 Sq.Ft.
(29.25 Sq.M.)

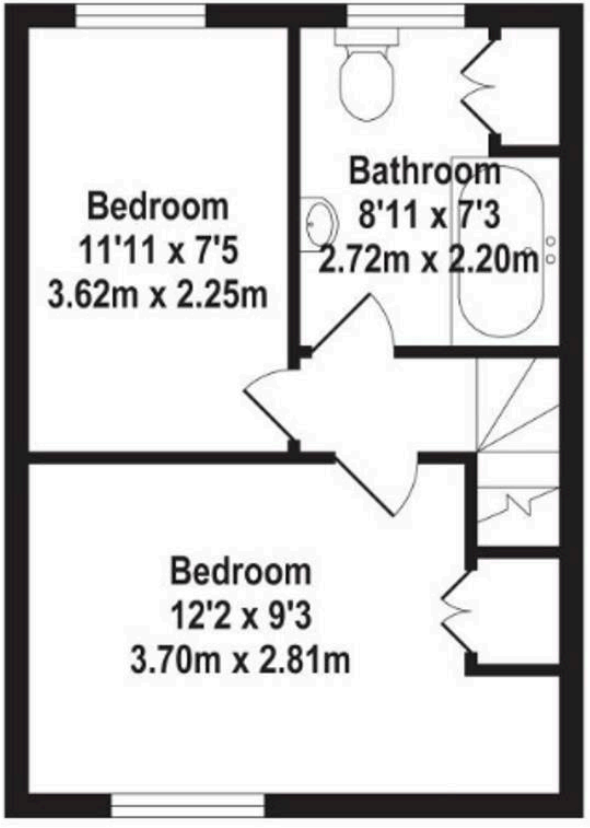
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