

# Murray Little & Knox

4 CENTRAL AVENUE, GRETNA, DG16 5BQ

OFFERS AROUND £76,000



Mid terrace bungalow situated in long established residential area within walking distance of all local amenities. The property has gas central heating in place but does require modernisation. Ideal for first time buyers or as a buy to let investment. EPC - E

### **Accommodation**

Hall; Living Room; Conservatory; Kitchen/Diner; 2 Bedrooms; Shower Room

### **Outside**

Gravel areas to front; patio to rear; shed; greenhouse

### **Viewing**

Contact the Selling Agents on 01461 202866

[www.mlandk.co.uk](http://www.mlandk.co.uk)

## GENERAL

Central Avenue is situated in a popular and long established residential area. Within the nearby vicinity there are several small shops with the larger Gretna Gateway Outlet a short distance away. Whilst the house does have gas central heating in place modernisation is required but this would make an ideal first time buy or buy to let investment.

Upvc double glazed front door to:-

## ENTRANCE HALL

Fitted carpet; cupboard housing electricity meter and fuse box;

## INNER HALL

Fitted carpet; central heating radiator; large storage cupboard with Siemens hot water and heating control unit;

## KITCHEN

3.51 m x 2.92 m, 11'6" x 9'6"

Window to front; base kitchen units with worksurfaces over; stainless steel sink; electric cooker point; plumbed for washing machine; fitted carpet; central heating radiator;



## LIVING ROOM

4.76 m x 3.87 m, 15'7" x 12'8"

Double timber French doors opening to Conservatory; fitted carpet; central heating radiator; telephone point; coal effect living flame gas fire set in attractive fire surround; door to-



## REAR HALL

Vinyl flooring; rear door;

## CONSERVATORY

2.99 m x 2.44 m, 9'9" x 8'

Brick base; double glazed windows to sides and rear; door to garden; laminate flooring; central heating radiator; power and light;



## BEDROOM 1

4.06 m x 3.69 m, 13'3" x 12'1"

Window to rear; fitted carpet; central heating radiator; shelved cupboard;

## **BEDROOM 2**

3.46 m x 2.75 m, 11'4" x 9'

Window to front; fitted carpet; central heating radiator; 2 built in double wardrobes;

## **SHOWER ROOM**

2.36 m x 1.43 m, 7'8" x 4'8"

Patterned window to front; white w.c and wash hand basin; Mira Advance electric shower with shower rail and curtain; central heating radiator; extractor fan;

## **OUTSIDE**

The front garden is laid with gravel for easy maintenance. The rear again is laid for easy maintenance with patio area, shed and greenhouse. Enclosed by fencing.



## **NOTES**

All fitted carpets, floorcoverings, curtain tracks, poles and blinds are included.

Council Tax Band – B

EPC - E

## **HOME REPORT**

[www.packdetails.com](http://www.packdetails.com) ref : 597617

## **SERVICES**

Mains water, drainage, gas and electricity.

## **DATE OF ENTRY**

By mutual negotiation

## **CLOSING DATE**

A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.

## **OFFERS**

Should be lodged with the Selling Agents:-

Messrs. Murray, Little & Knox

27 Bank Street

Annan, DG12 6AU

T : 01461 202866 / F : 01461 205995

E : [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk)

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W : [www.mlandk.co.uk](http://www.mlandk.co.uk)

These particulars have been carefully prepared and are believed to be correct although they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer. Measurements are approximate and for guidance only.