





Matford Avenue, Exeter, EX2 4PL

£525,000

This Two Bedroom bungalow is a rare find, full of character and opportunity. With a garage, off street parking, and a generous plot, it offers the perfect base to create a beautiful home in a sought after postcode. While it does require updating throughout, the scope to add value is clear, and with the right vision, this property could be something truly special.

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excellent potential to modernise, this property offers an sleek and contemporary or something more classic. ideal canvas for those looking to create their perfect home, investment or downsize without compromise.

Property

As you arrive, you're welcomed by a spacious driveway offering off road parking, leading to a single garage, The bathroom sits to the left on the second bedroom and impression.

Stepping through the front door, you enter a large hallway that gives access to all main rooms, a traditional and practical layout. Immediately to your left is the main With strong bones and huge potential, this property is ideal cosy, modern entertaining.

A wonderful chance to breathe new life into this two Adjacent to the living room, you'll find the kitchen, bedroom bungalow in a highly desirable Exeter location. currently functional but ready for a full refresh. There's With generous garage space, off street parking, and ample space here to redesign to your taste, whether that's

> Moving through the bungalow, there are two double bedrooms, one with built in wardrobes. Both benefit from generous proportions and natural light, offering plenty of potential to create calm and comfortable retreats.

ideal for secure storage or future conversion (subject to offers excellent renovation potential. Whether you prefer a planning). The frontage is neat and well positioned, walk in shower, bath, or a combination of both, this is a offering privacy from the road and a pleasant first space that could be transformed into a stylish, modern suite.

> To the rear, the property boasts a private garden that is ripe for landscaping. There's plenty of room to create a patio, lawn, or vegetable beds.

living room, a bright and well proportioned space with for downsizers, developers, or first time buyers looking for a three large windows that flood the room with natural a project in a fantastic location. Matford Avenue is well light. With some cosmetic updates, this could become a connected, close to excellent local amenities, schools, lounge perfect for relaxing or green spaces, and just a short drive from Exeter city centre.







At A Glance:

Incredible Renovation Project
No Onward Chain*
Two Double Bedrooms
Large Sitting Room
Spacious Kitchen/Dining Room

spacious kitchen/Dilling Room

Good Size Bathroom

Garage

Driveway Parking

Front and Rear Garden

PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

BROADBAND: Full Fibre Broadband. Checked on

Openreach October 25

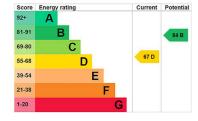
MOBILE: Signal Dependant on Provider

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold





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