



## 47 Copeland Avenue, Tittensor

£275,000 Freehold



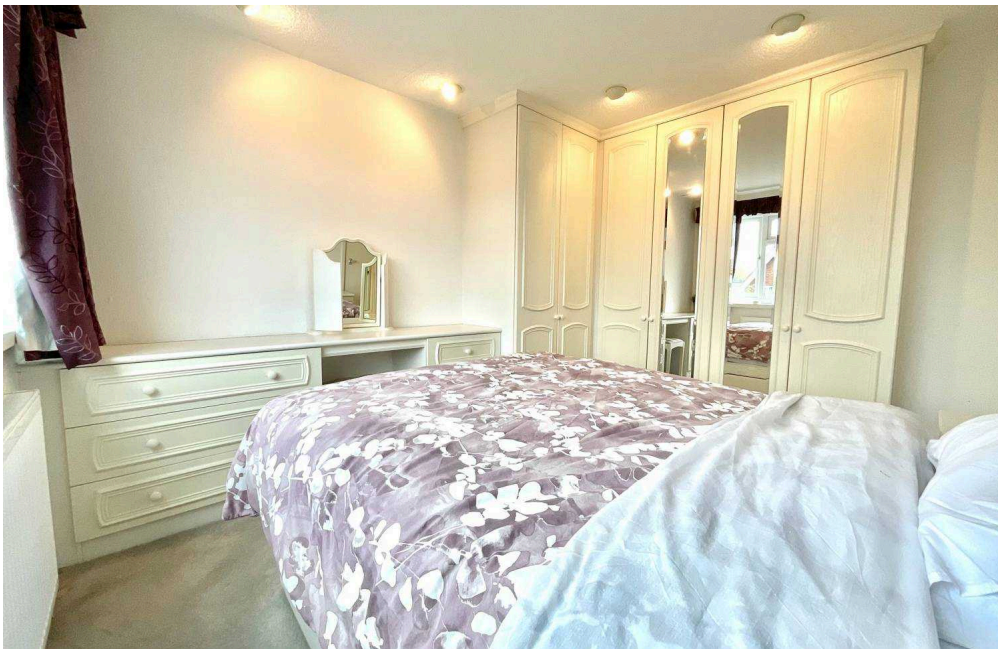
Tons of potential, this three-bedroom home is ready for you to add your own personal touch and make it yours. • Flooded with natural light, a stunning floor-to-ceiling window fills the hall with sunshine. • The mature, well-maintained rear garden provides a real sense of privacy. • Convenient location, close to local amenities, including the village school, shop, and Post Office. • No upward chain!





Ahoy there, shore-dwellers and home seekers! I see land—Copeland Avenue, to be precise—and your dream home is ready to drop anchor. If potential and character are what you seek, then we've found your treasure chest! Nestled in the sought-after village of Tittensor, this charming three-bedroom detached house has everything a growing family could wish for. Step inside, and you'll find a spacious kitchen with ample storage and room for all your appliances. The heart of the home, an open plan living and dining area, wraps around beautifully, creating a sense of space and flow. A floor-to-ceiling window in the hallway allows sunlight to flood through, brightening every corner. And when you need a moment of calm, the conservatory offers a delightful retreat, leading out to the rear garden. Oh, and let's not forget the all-important downstairs cloakroom for your guests! Upstairs, the adventure continues with three well-sized bedrooms, each featuring fitted wardrobes. The family bathroom offers both a bath and a separate shower—perfect for unwinding after a long day. This home has clearly been cherished over the years, and now it's ready for its next chapter. Outside, a private driveway leads to a carport and garage, ideal for storage or perhaps a little workshop. The mature rear garden, lovingly maintained, provides a serene sense of privacy, thanks to the shelter of tall trees—your own peaceful hideaway. Copeland Avenue is ideally located within walking distance of the village's primary school, village hall, shop, Post Office, and church. And here's the cherry on top—no upward chain! So, ahoy there! I see land—Copeland Avenue—and this family home is your perfect harbour of happiness!





Charming 3-bed detached house in Tittensor village, featuring spacious kitchen, open plan living/dining area, conservatory, mature garden, carport, garage. Close to amenities and primary school, no chain. Perfect family home ready for new owners! Council Tax band: C

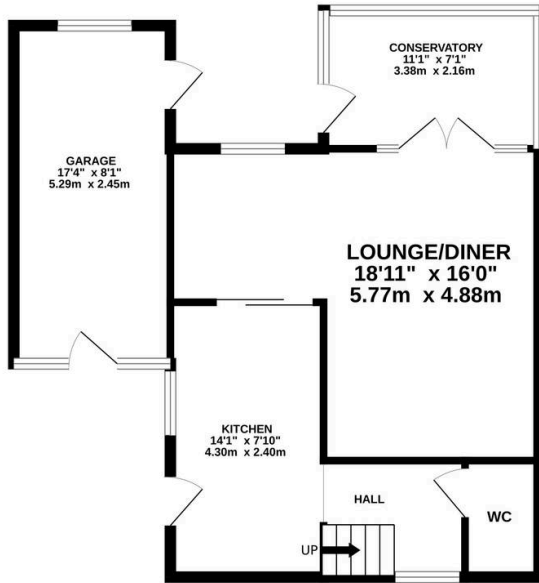
Tenure: Freehold

EPC Energy Efficiency Rating: D

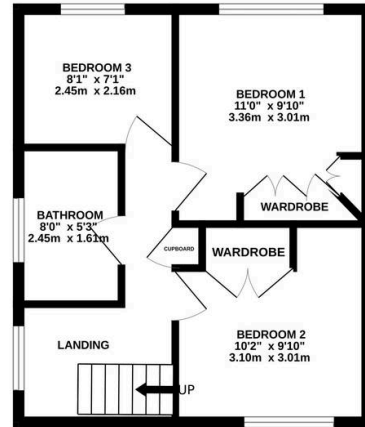
EPC Environmental Impact Rating:



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



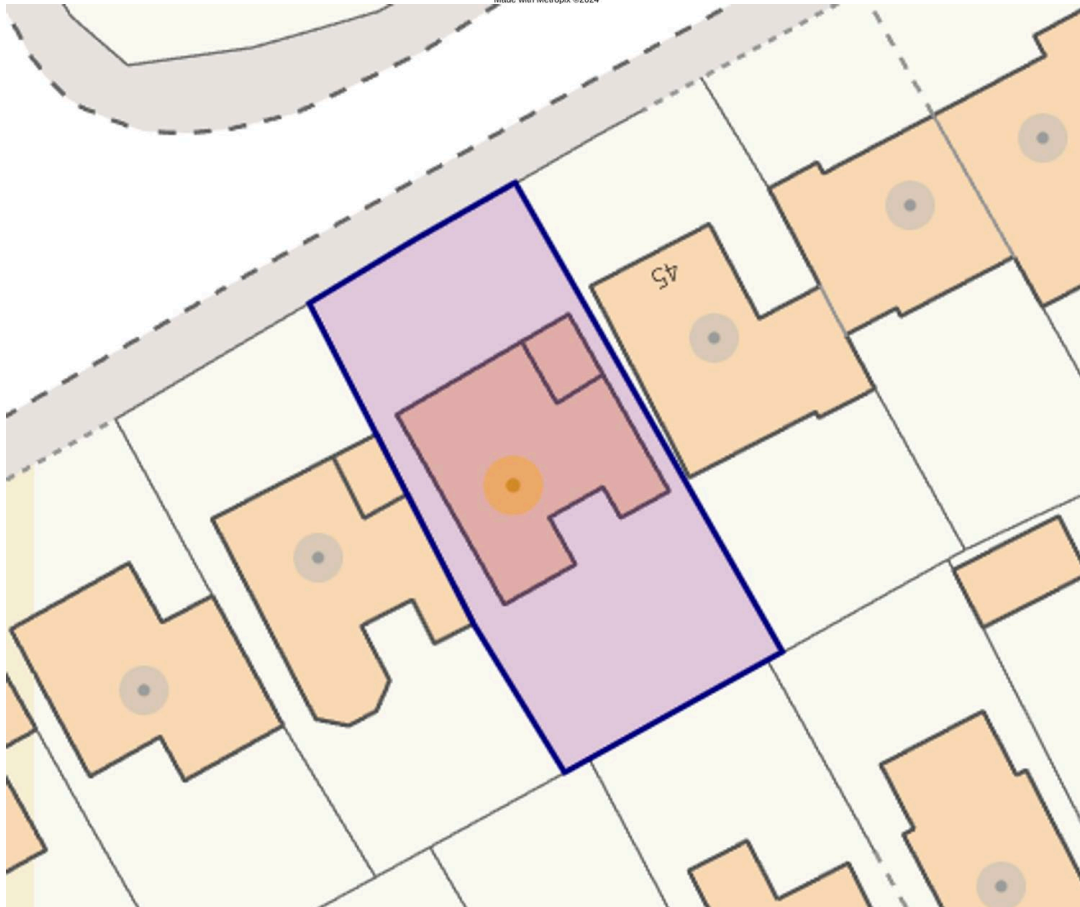
1ST FLOOR  
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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