



**22 Griffen Close, Bridgwater**  
Bridgwater

Guide Price £220,000

**FORTIS**  
Estate Agents



## 22 Griffen Close

Bridgwater, Bridgwater

Detached three bedroom home with en-suite, modern kitchen, family bathroom, and neutral decor. Chain-free sale by auction. Close to amenities, schools, and transport. Early viewing advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- For Sale By Modern Auction
- Detached Family Home
- Three Bedrooms
- En-suite To Bedroom One
- No Chain



### Entrance Hall

Accessed via front door with inset double glazed panel, wood effect flooring, radiator, ceiling light point, door to:

### Guest WC

Low level WC, pedestal wash hand basin with tiled splashback, radiator, double glaze side aspect window, ceiling light point.

### Living Room

A good sized living room with double glazed front aspect window, ceiling light point radiator, feature fire place, ceiling light point, stairs to first floor, door to Kitchen/diner

### Kitchen Diner

A well appointed room offering the perfect family arrangement with both kitchen and dining areas. The kitchen area is fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback, integrated electric oven with 4 rig gas hob, cooker hood above, double glazed rear aspect window, The dining area has ample space for table and chairs, wood effect flooring throughout, radiator, ceiling light point, double glazed double doors to the rear, under stairs storage cupboard.

### First Floor Landing

Double glazed side aspect window ceiling light point, loft access point, doors to:

### Bedroom One

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, door to En-suite

### En-suite

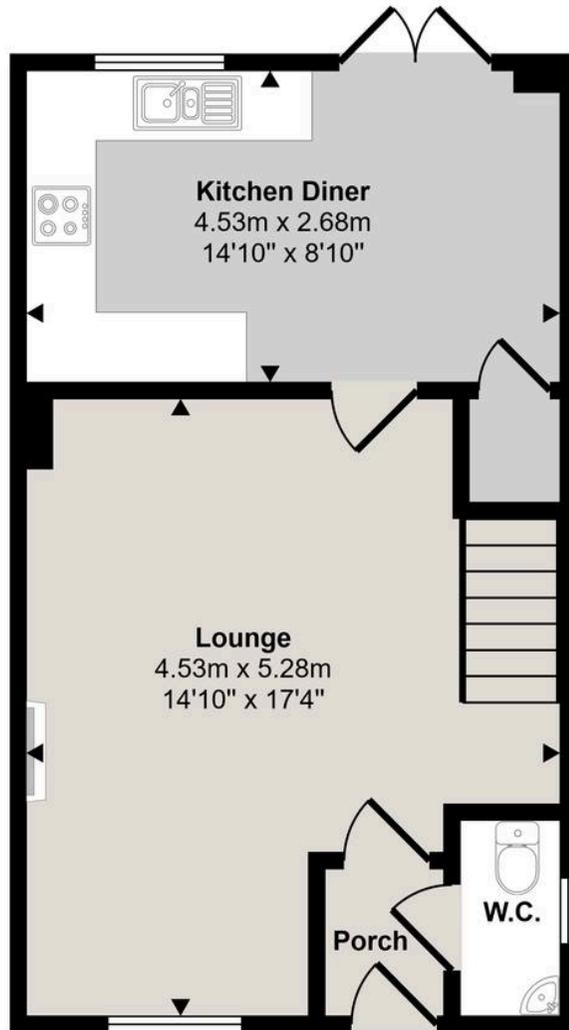
A modern three piece suite composing walk in shower cubicle, low level WC, vanity unit with inset wash basin, storage cupboards beneath and countertop, tiled splashback, radiator, wood effect flooring.

### Bedroom Two

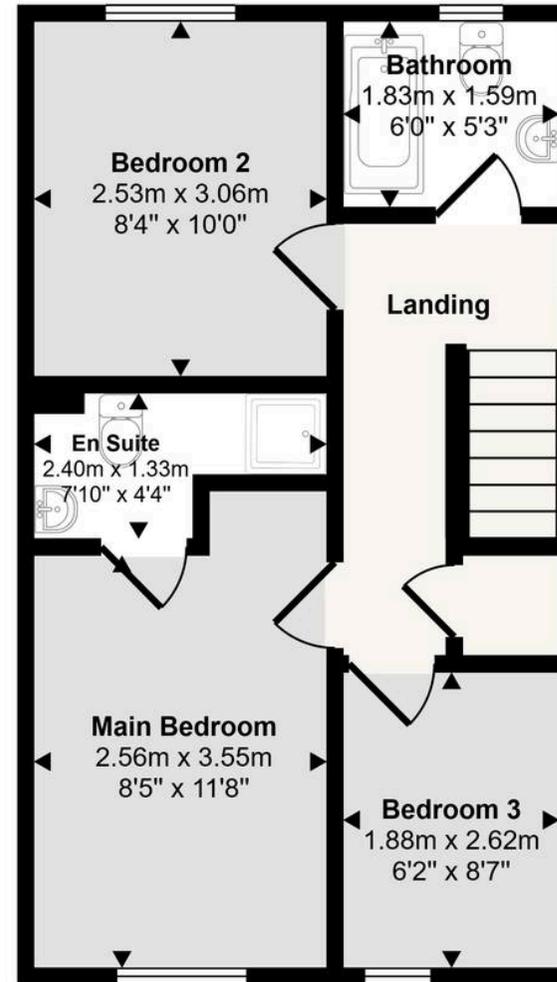
A good sized bedroom with double glazed rear aspect window, ceiling light point, radiator.



Approx Gross Internal Area  
75 sq m / 804 sq ft



Ground Floor  
Approx 37 sq m / 400 sq ft



First Floor  
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.