



- A smart three bedroom semi detached cottage
- Presented in excellent order throughout
- Light and airy lounge and separate dining room
- Large, well tended corner plot garden
- Handy location close to High Street amenities
- Offered for sale with no onward chain



***'This charming cottage is in lovely order and enjoys a large corner plot garden as well as having the convenience of being within easy walking distance of the town centre!'***

Quietly tucked away and within easy walking distance of Midsomer Norton town centre, lies this three bedroom semi detached home, immaculately presented internally and enjoying an especially large rear garden. As you step foot through the front door there is an entrance hall with door into a handy ground floor cloakroom. There is then a generous size and well fitted kitchen with stairs to the first floor, separate dining room and a spacious lounge with a light and bright feel with access to the rear garden. On the first floor there are three nicely proportioned bedrooms and a large bathroom with both bath and separate shower enclosure. GCH and double glazing.

Outside the property has an enclosed front boundary with mature shrubs and borders. At the rear there is a beautiful corner plot garden laid mainly to lawn with a private and sunny seating area. There are again plenty of shrubs and trees which provide a leafy, mature aspect. Side access gate. There is also a single garage with driveway parking to the front.

Ham Gardens is the perfect location if you require easy walking distance to all the towns shops, amenities and regular public transport, being just a two minute walk. The city of Bath is approx twelve miles and Bristol city centre is nineteen miles.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.