



- A natural stone two bedroom terraced cottage
- Generous size lounge/dining room and kitchen
- Well fitted ground floor shower room
- Two first floor double bedrooms
- Large rear garden, garage and parking
- Offered for sale with no onward chain



'A spacious two bedroom terrace home coupled with a large rear garden and garage and has the added bonus of being offered for sale with no onward sales chain!'

Situated in a popular spot within walking distance of amenities and reputable local schools, this two bedroom mid terrace cottage has been redecorated throughout and is generally presented in smart order. As you enter the property there is an entrance hallway with large understairs storage cupboard and doorway into the lounge. Light and bright lounge/dining room split with an archway and from the dining area there are stairs to the first floor. Across the rear there is a well fitted kitchen, rear lobby and a large attractive shower room. On the first floor there are two large double bedrooms both with fitted wardrobes and storage. GCH and double glazing.

Externally the property has a shallow front garden enclosed by a natural stone wall. At the rear there is a shared vehicular access outside of the back door, parking for a couple of vehicles and a purpose built garage. Beyond the garage is a level patio area and lawn and to the far end there is a further area of garden laid to chippings and a garden shed.

The property is a level five minute walk to Norton Hill school and two popular primary schools are a level ten minute walk. Regular public transport is on the doorstep. The busy high street of Midsomer Norton is fifteen minute walk being just under one mile away. Bath city centre is within daily commuting distance with regular public transport available close by.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at 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.