



- A three bedroom semi detached home in a great location
- Spacious lounge leading through to conservatory
- Well fitted, spacious kitchen with lots of units and worksurfaces
- Generous sized bedrooms and first floor bathroom
- Private rear garden, integral garage and driveway
- Offered for sale with no onward chain



'Immaculately presented and situated on a popular residential development, this three bedroom semi detached home is sure to suit a wide variety of buyers!'

This three bedroom semi detached home forms part of the ever popular Waterford Park development, centrally located within Westfield and within walking distance of general amenities, including schools, convenience store and doctors surgery. The property itself is presented in smart order throughout and enjoys accommodation which comprises, a spacious lounge with stairs to the first floor, well fitted kitchen with ample units and work surface space and to the rear is a good size conservatory which also acts as a dining room. On the first floor there are three generous sized bedrooms all attractively presented and a family bathroom with shower over the bath. GCH and double glazing. Offered for sale with no onward chain.

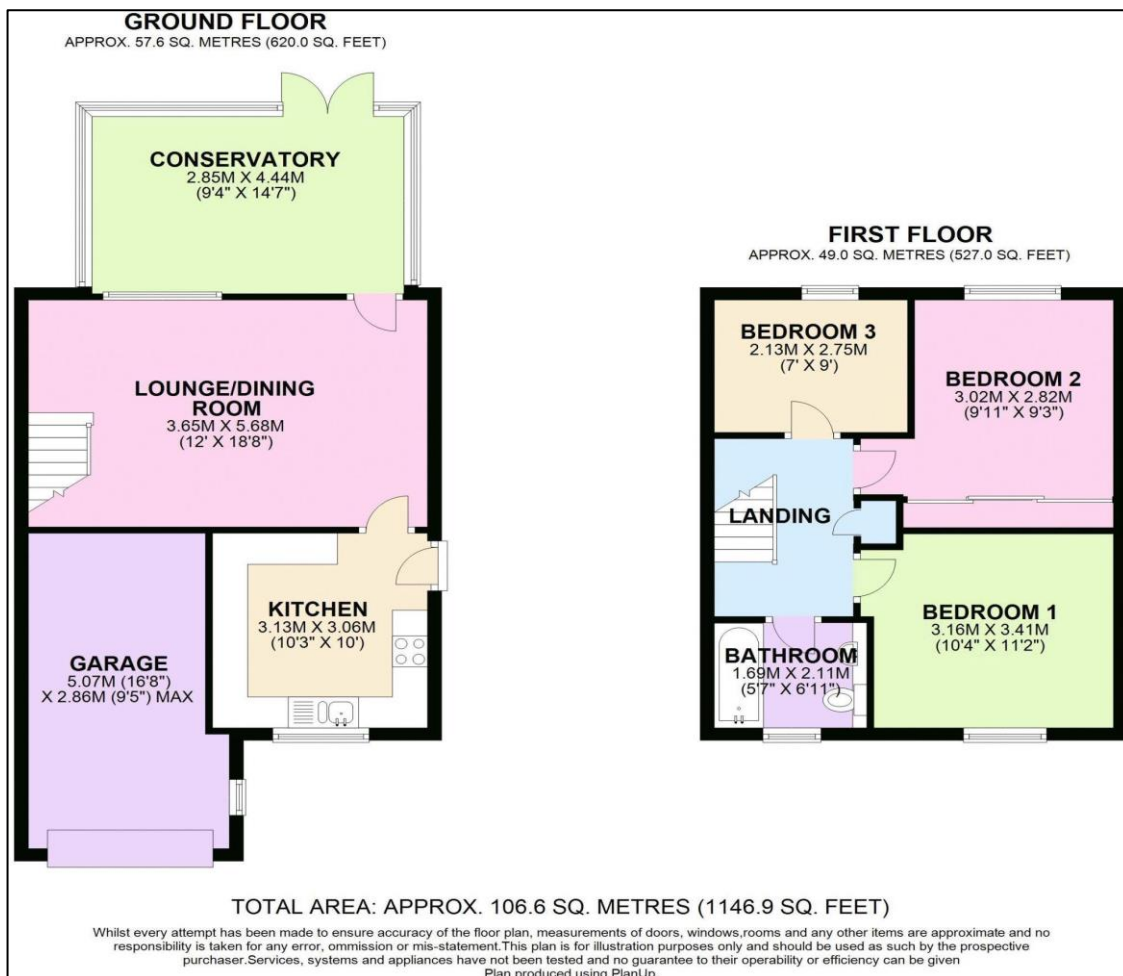
The front of the property offers a brick paved driveway in front of an integral garage with a raised bed to the front boundary and gated pathway to the entrance doorway. At the rear there is a private garden which offers a level patio and a handful of steps down to a level lawn, further seating area and a garden shed.

Waterford Park is a well regarded and popular area that is conveniently positioned close to a range of schools and nurseries, convenience stores and has handy access to fields and countryside. Bath & Bristol are approx 30 minutes drive for those needing to commute or wanting to be closer to the larger cities.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.