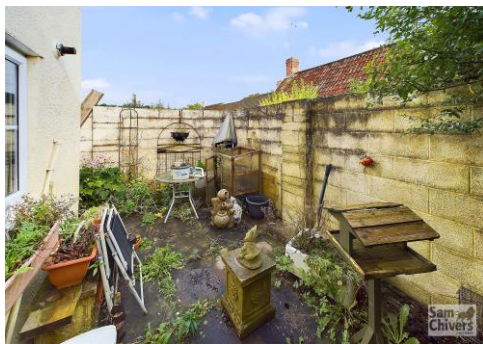




- A two bedroom semi detached cottage
- Requiring full renovation internally
- Lounge and kitchen/dining room across the rear
- Two first floor bedrooms and a bathroom
- Courtyard style garden and a useful store
- Offered for sale with no onward chain



***'If you are looking for a project or something to put your own stamp on then this charming cottage with a courtyard garden would be a good option for you!'***

Located within easy walking distance of the top of the High Street, this two bedroom semi detached cottage requires full renovation and is offered for sale with no onward chain. From the front door there is a lounge with stairs to the first floor and across the rear is a kitchen/dining room with door out to the rear courtyard. On the first floor there are two bedrooms and a bathroom. The property has double glazing and has gas central heating.

Externally the property is approved via a handful of small steps and a pathway leading up to the front door. At the rear there is a courtyard style garden which is fully enclosed and laid to paving and there is a handy store to the side. Parking is available on the nearby street.

The property is handily placed being within walking distance of the High Street as well as the local schools being within easy reach. The location also provides an excellent commuter base for those needing access to Bath & Bristol.

**Tenure:** Freehold

**Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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.