



- A mature three bedroom semi detached home
- Requiring some general cosmetic updating
- Lounge/dining room and conservatory overlooking the garden
- Three generous sized bedrooms and a wet room
- Private, sunny garden, garage and driveway
- Offered for sale with no onward chain



***'A mature three bedroom semi detached home centrally located within the village that is offered for sale with no onward chain!'***

This three bedroom semi detached home is situated in a lovely part of the village, within walking distance of transport links, village amenities and the school and is offered for sale with no onward chain. The property enjoys accommodation comprising entrance hall with stairs to the first floor and a large storage cupboard, lounge/dining room leading to a conservatory overlooking the garden and there is a kitchen/breakfast room over looking the front of the property. On the first floor there are three nice size bedrooms and a wet room. GCH and double glazing.

Externally, the property has an integral garage with driveway parking in front. The rear garden requires some landscaping but has a level patio and step which rise to mature beds and a lawn area to the far end.

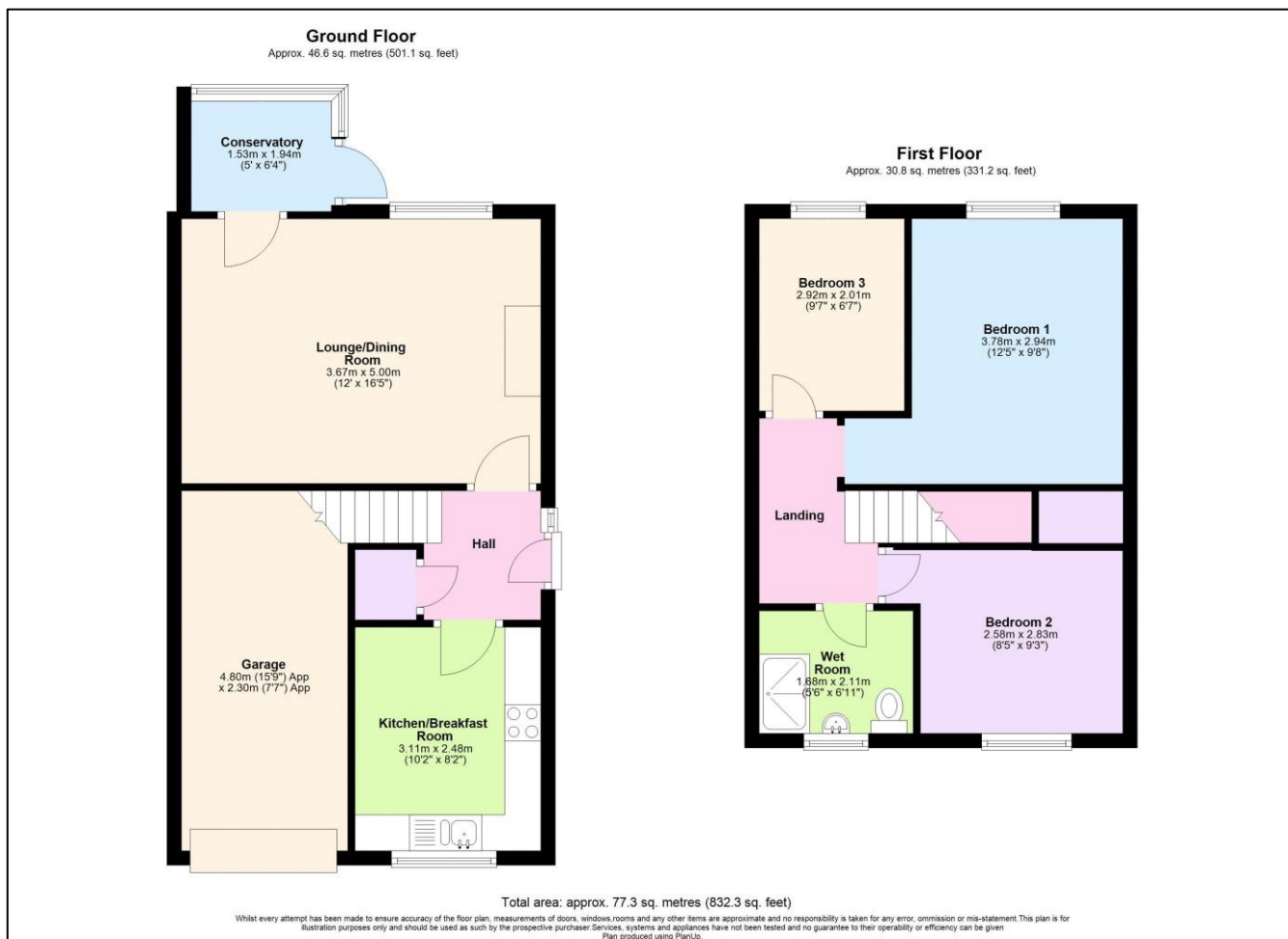
Axford Way is just a five minute walk to a convenience store and a ten minute walk the main village centre where a popular primary school can be found. There is a bus stop with regular public transport just a short walk away. Bath city centre is six miles and Bristol city centre is fifteen miles, making this home ideal for a commute to both cities.

**Tenure:** Freehold  
**Council Tax Band:** C









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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.