



- A smart mature three bedroom semi detached home
- Popular residential location close to amenities and schools
- Spacious lounge/dining room and modern kitchen
- Well fitted, modern family bathroom on the first floor
- Private garden, larger than average garage and easy parking
- Vendors suited with onward plans



***'A mature semi detached home in a popular and desirable residential location and is handily placed for access to local amenities and schools!'***

This three bedroom semi detached home, is presented in excellent order throughout and would make the perfect home for a variety of purchasers! The accommodation comprises entrance hallway with stairs to the first floor and doors to the lounge and kitchen. The lounge/dining room is a really nice size and has sliding doors opening onto the patio and the kitchen is both modern and tasteful and offers plenty of units and work surface space. On the first floor there are three generous sized bedrooms and a well fitted family bathroom with bath over the shower. GCH and double glazing. Vendors suited with onward plans.

Externally the front has been adapted to create easy off street parking for at least a couple of vehicles and there is both an up and over door and a personal door into the larger than average garage which has power and light. At the rear the garden has a lovely sunny aspect and has a nice sized level patio before a couple of steps rise to a well maintained lawn, decked seating area and there is a covered outdoor seating area perfect for entertaining.

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		83 B
69-80	C	69 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](mailto:sales@samchiversproperty.co.uk)

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