



- A modern three bedroom semi detached home in excellent order
- Lounge with French doors to the garden
- Kitchen/breakfast room and a handy ground floor wc
- Main bedroom with en suite shower room
- Fully, enclosed, sunny rear garden. Garage and driveway
- Handy location for Norton Hill schools



'The modern home offers an opportunity to move in with the minimum of fuss and simply add your own cosmetic touches and this semi detached home also has a low maintenance, sunny rear garden!'

A smart, modern and well presented three bedroom semi detached home set on the Nightingale Way development. The property has a lovely feel to it being near to the head of the cul-de-sac with less passing traffic and offers a good size lounge with French doors to the garden, a modern, well fitted kitchen/breakfast room and there is a handy ground floor wc. On the first floor there are three bedrooms with the main bedroom benefitting from an en suite shower room and there is a tasteful family bathroom. GCH, double glazing.

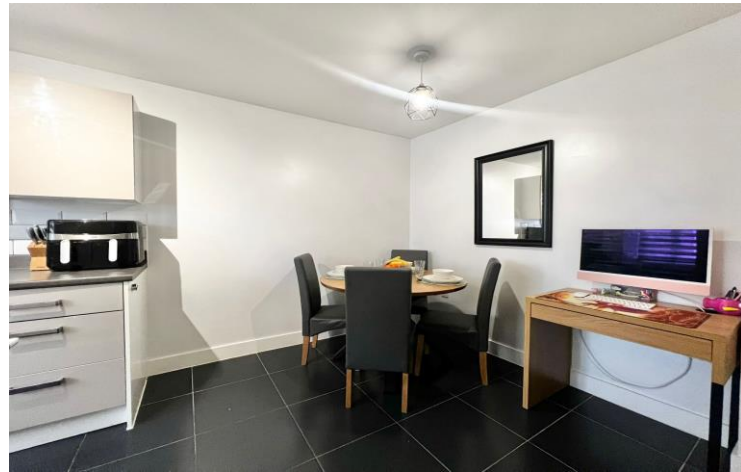
There is a fully enclosed and sunny rear garden laid to a combination of patio and artificial turf. Single garage and driveway parking to the front.

AGENTS NOTE: There is a general service charge of approximately £260.00 per year payable to WHR Management towards development upkeep and maintenance. Thermal solar panel fitted to the roof space.

Nightingale Way is located only a short distance from the town centre where a good variety of shops and services are available. A five minute walk will place you in open countryside where maintained footpaths provide the ideal dog walking facility. For those looking to commute Bath city centre is approximately twelve miles and Bristol city centre is fifteen miles.

Tenure: Freehold

Council Tax Band: C





Floor 0



Floor 1

Approximate total area[®]
999.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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