



- A large three bedroom end of terrace home with two bathrooms
- Requiring full updating and modernisation with lots of potential
- Two reception rooms and a kitchen/breakfast room
- Really good size, sunny rear garden requiring some landscaping
- Lots of parking and potential to add a workshop or garage (STPP)
- Offered for sale with no onward chain



***'If you are looking for a project to renovate and update, then this spacious, double fronted end of terrace home is the ideal opportunity!'***

This three bedroom end of terrace home has so much potential on offer, offering really generous sized accommodation as well as having a double width garden plot at the rear. As you step through the front door there is an entrance lobby with doors into both reception rooms and the stairs rising to the first floor. The first of the reception rooms is a cosy lounge and there is a second reception room as a dining room. The kitchen/breakfast room is a nice size and could potentially be incorporated with the dining room and would need replacing. There is a rear lobby with door to the garden and a ground floor wet room with adaptations. On the first floor all three bedrooms are a good size and there is a further shower room. The property requires general renovation and modernisation but does have gas central heating and double glazing. Offered for sale with no onward chain.

Externally the property has a level lawn garden to the front with central pathway leading to the front door and there is a side access gate. There is a shared vehicular access across the rear of the property where there is plenty of private parking and space to potentially add a large garage or workshop after seeking the correct permissions. There is also a lawn garden, with shed and greenhouses and has a very sunny aspect.

Redlands Terrace is located on the western outskirts of the town and is a ten minute level walk into the town centre where a good range of shops and services are available. Open countryside is on the doorstep. Bath city centre is approx twelve miles and Bristol city centre is fifteen miles.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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.