



- A mature and tidily presented three bedroom semi detached home
- Large lounge/dining room and kitchen/breakfast room
- Three double bedrooms and a first floor shower room
- Extensive gardens both the front and rear with lots of potential to landscape
- Close to local schools for all ages
- Offered for sale with no onward chain



'A mature three bedroom semi detached home with lots of potential and a large rear garden being offered for sale with no onward chain!'

This three bedroom semi detached home requires some cosmetic updating has been very well cared for over the years and offers really generous sized accommodation coupled with a large rear garden. As you enter the property there is a hallway with stairs to the first floor and easy storage. There is a spacious lounge/dining room with a dual aspect, smart kitchen/breakfast room and a door to a rear lobby with lots of storage space, wc and a door to the garden. On the first floor the property benefits from three spacious double bedrooms and a shower room. The property has oil fired heating and is double glazed.

Externally the property has plenty of space to both the front and the rear. A large lawn front garden which could potentially be adapted to create off street parking. At the rear there are a handful of steps down from the back door to a large garden which would require some landscaping but could create a variety of different spaces including, lawns, veg plots and seating areas to suit.

Access to open countryside is just a matter of minutes walk, St Marys Primary school and Writhlington Secondary school are a within manageable walking distance and there is also a convenience store in the same location. Bath city centre is ten miles in distance and Bristol city centre is sixteen miles.

Tenure: Freehold

Council Tax Band: B





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 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

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.