



- A spacious two bedroom mid terrace, natural stone cottage
- Potential to split the largest bedroom to create a third bedroom
- Lounge, separate dining room and utility area
- Large first floor bedrooms and a family bathroom
- Big rear garden and hard stand parking to the top end
- Offered for sale with no onward chain



'A really generous size terraced home which also has the added bonus of hard standing parking for at least a couple of vehicles at the rear. Also offered for sale with no onward chain!'

This two bedroom mid terrace, natural stone cottage is deceptively spacious and provides a blank canvas for a buyer to add their own mark and could easily revert to a three bedroom home with a few simple layout changes to the largest bedroom. The accommodation comprises entrance hallway with stairs to the first floor. There is a cosy lounge overlooking the front of the property, separate dining room, utility area/walk in pantry and at the rear there is a kitchen/breakfast room with door into a rear lobby. On the first floor there are two large double bedrooms and there is a distinct possibility that the largest front bedroom could be split in to two bedrooms and still retain a good size double room at the rear. The family bathroom is also located on the first floor. The property has gas central heating and is double glazed. Offered for sale with no onward chain.

Externally there are a handful of steps up to the front door with a garden alongside. Outside of the rear door is a useful store before there is a shared pedestrian access serving the terrace and provides access to a small garage perfect for storage or bikes. There is a mature garden with shrubs and paved seating areas, a timber summer house and to the far end there is an additional piece of land which has been acquired and creates easy secure parking for at least a couple of vehicles or a motor home.

Woodborough Road is handily placed for a variety of buyers as both Bath and Frome can be accessed within approx 20/25 minutes drive and there are a range of services close by with Primary and Secondary schools, convenience stores and surgeries in the centre of Radstock. The property itself overlooks an open green space with play park.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.