



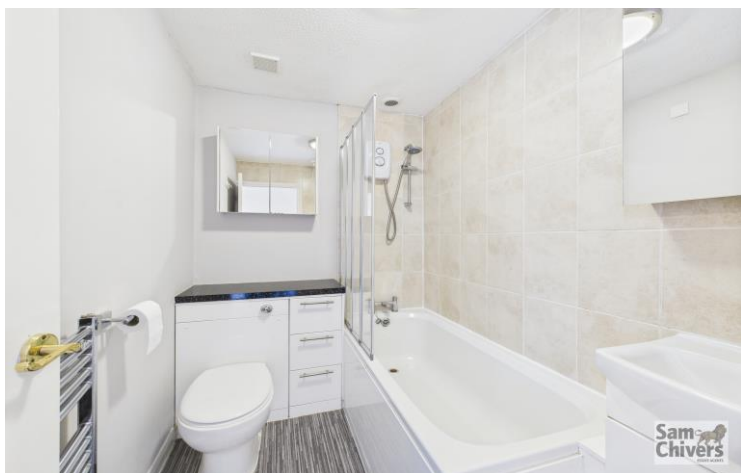
- A two bedroom mid terraced home in Westfield
- Offered for sale with no onward sales chain
- Spacious lounge/dining room and modern kitchen
- Two double bedrooms and a first floor bathroom
- Fully enclosed, sunny rear garden and a garage
- Excellent commuter base for Bath & Bristol

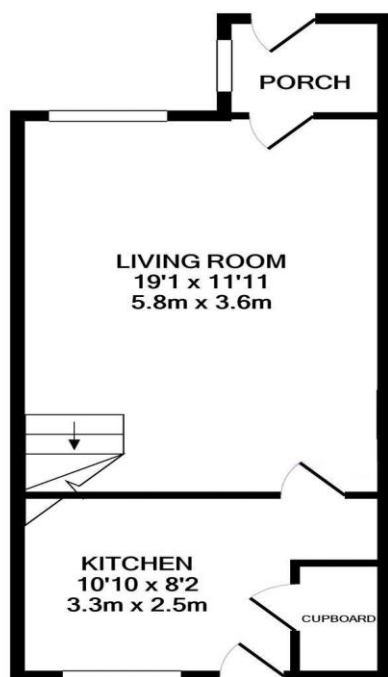


'A smart two bedroom terraced home that has been well cared for and enjoys a level enclosed sunny garden as well as a garage in a nearby block!' This two bedroom mid terrace home is situated in a quiet and popular cul-de-sac and enjoys well proportioned accommodation which could potentially make a great first purchase! The property has an entrance porch which then leads into a good size lounge/dining room with stairs which rise to the first floor and there is a modern, neutral kitchen at the rear with a cupboard housing the boiler and plumbing for a washing machine. On the first floor there are two double bedrooms and an internal bathroom with a shower over the bath. The property has gas central heating, double glazing and is offered for sale with no onward chain. At the front there is a level lawn garden and at the rear there is a super sunny rear garden that is fully enclosed with a patio seating area, level, manageable lawn and a hard stand to the far end with a shed. There is a rear access gate onto a pathway which provides access to a single garage in a nearby block. The Leaze is accessed via the popular residential development known as Waterford Park, which is conveniently placed for local shops, schools and regular public transport. Bath city centre is ten miles and Bristol city centre is sixteen miles. For those looking for access to countryside, rural walks can be explored within a matter of minutes walk.

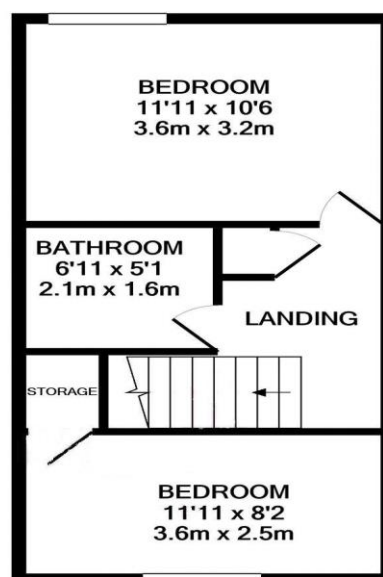
Tenure: Freehold

Council Tax Band: B





GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 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.