



- A two bedroom detached bungalow offered with no chain
- Generous sized accommodation requiring some modernisation
- Bay fronted lounge and kitchen/dining room
- Fully enclosed and sunny rear garden
- Garage and plenty of off road, easy parking
- Plenty of potential to update, modernise and potential to extend (STPP)



'This two bedroom detached bungalow is offered for sale with no chain and has plenty of potential to be adapted, modernise or extended to suit a buyers taste (stpp)!'

A two bedroom detached bungalow, built approximately in the 1950's and offering a great deal of potential for a buyer to update and modernise however they see fit. The property offers good size accommodation comprising entrance porch leading into a hallway with a large double store cupboard and door into a good size bay fronted lounge with a fireplace. The kitchen is located towards the rear and has an archway throughout into a spacious dining room/2nd reception room. There is a lean to/conservatory to the rear with access to the garden, two double bedrooms and a shower room. The property has gas central heating (boiler replaced 2019), double glazing and was re-roofed within the last 3/4 years. Offered for sale with no onward chain.

Externally the property has a good size frontage providing easy private parking and there is a garage set back behind the bungalow. The garden at the rear is fully enclosed and mainly laid to paving making it a relatively low maintenance space.

The property is conveniently located within the village of Paulton. The village is well served with lots of handy amenities within walking distance including the school, swimming pool, convenience store with post office to name just a few. Bath & Bristol are both within approx 30 minutes drive.

Tenure: Freehold
Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.