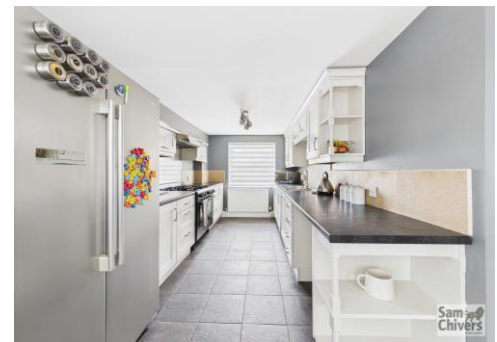




- A deceptively spacious three bedroom end of terrace home
- Lounge and dining room both with log burners
- Good size kitchen with door opening onto the garden
- Three double bedrooms and a smart modern shower room
- Driveway parking and a manageable garden
- Excellent location for commuting and local schools



'An extended end of terrace cottage offering plenty of living space, three double bedrooms and off street parking making this a great option!'

This three bedroom end of terrace cottage comes to the market having been extended to offer deceptively spacious living accommodation with two reception rooms, a good size kitchen and generous sized bedrooms! In greater detail the property comprises, entrance lobby leading into lounge with a log burner and a separate dining area which has also been fitted with a burner and has the stairs rising to the first floor. The kitchen forms part of the double storey extension and has ample storage and space for appliances as well as the door to the garden. On the first floor there are three double bedrooms and a smart, attractive shower room that has been updated. The property has a modern gas central heating system as well as double glazing.

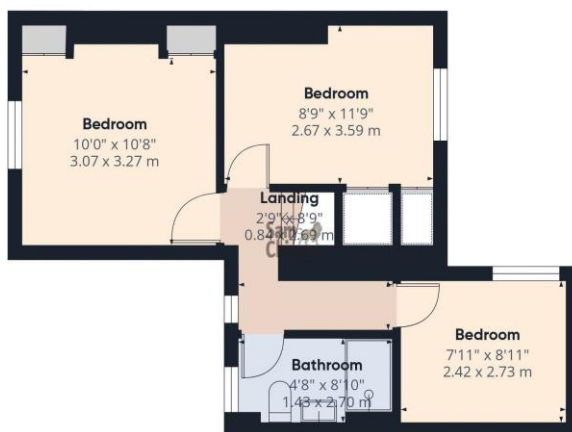
Externally the property has driveway parking alongside the property for a couple of vehicles and at the rear there is fully enclosed, low maintenance garden laid to a combination of patio and loose chippings and a raised flower bed to the side. There is a side access gate which leads out to the driveway.

The property occupies a quiet position with both Bath & Frome being easily commutable. The town centre of Radstock is on hand for basic amenities and a variety of local schools are within walking distance.





Floor 0



Floor 1

Approximate total area⁽¹⁾
852 ft²
79.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

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.