



- A two bedroom semi detached cottage requiring renovation
- Lounge and conservatory overlooking the garden
- Large garden needing cultivation
- Hardstand parking to the front for one car
- Complete renovation project
- Offered for sale with no onward chain



***'A two bedroom semi detached home requiring full renovation throughout and with a garden which also requires cultivation and measures around 300ft in length!'***

This two bedroom semi detached home offers an excellent opportunity for a potential buyer to renovate entirely and create a lovely cottage with a huge rear garden. The accommodation currently offers an entrance hallway with original tiled floor, stairs to the first floor and access to a utility type area. Lounge with conservatory overlooking the garden and there is a kitchen at the front with a store room which could potentially be adapted and incorporated within the kitchen. On the first floor there are two double bedrooms and a bathroom. The property is double glazed and has an electric boiler although not believed to be connected. There is also a gas supply to the property. Offered for sale with no onward chain.

At the front of the property there is hard stand parking for one vehicle. At the rear there is a huge rear garden measuring approx 300ft in length. The first section is laid to lawn and then there is a dilatated garage and store across the garden. Beyond the garage the garden continues but will require significant clearing and cultivating.

Ashgrove is a popular residential area on the eastern edge of the village. The property is a five minute walk to the village centre where a good selection of shops and services are available. The village primary school is a ten minute walk. The property is on the doorstep of regular public transport. Bath City centre is 6 miles and Bristol City centre is 16 miles making this home a great commute option.

**Tenure:** Freehold  
**Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F		
1-20	G	12 G	

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto: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.