



- An modern and well presented terrace home
- Lounge/dining room with French doors
- Gas central heating, UPVC double glazing & with solar water heating
- Two really good size bedrooms and family bathroom
- Garage directly to the rear of the property with parking
- Fully enclosed rear garden, pets considered



'A smart modern two bedroom home with a garage and parking and is also offered with the added bonus of no onwards sales chain!'

This two bedroom mid terrace home built 2018 by reputable local builders Flower & Hayes is a great opportunity for a variety of buyers especially those looking for a low maintenance first home. The property itself comprises a ground floor of a lounge/dining room with doors to the garden, a smart modern kitchen and a handy wc. On the first floor there are two generous sized bedrooms and a main bathroom which has been well fitted and in good order. The property has GCH and double glazing. Offered for sale with n onward chain.

The property has a low maintenance front garden and at the rear there is a fully enclosed, private garden laid to a combination of patio and lawn with a rear gate out to a single garage and parking space in front.

Hazel Terrace is perfect for those needing access to the variety of local schools nearby as well as having a range of basic amenities almost at the end of the road. The property is easily commutable to Bath in under 30 minutes.

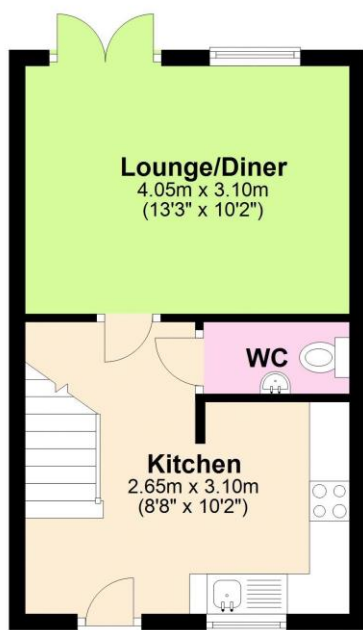
Tenure: Freehold

Council Tax Band: B



Ground Floor

Approx. 24.3 sq. metres (261.6 sq. feet)



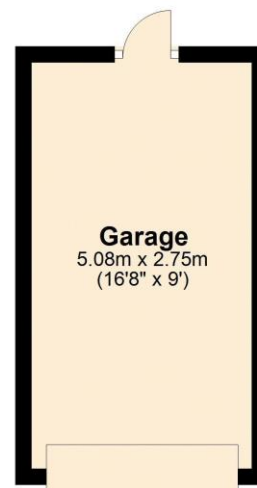
First Floor

Approx. 25.6 sq. metres (275.6 sq. feet)



Outbuilding

Approx. 14.0 sq. metres (150.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	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.