



- A two bedroom end of terrace cottage
- Requires updating and renovation
- Lounge, separate dining room and kitchen
- First floor bathroom requiring replacement
- Easy walking distance of the town
- Offered for sale with no onward chain



'This end of terrace natural stone cottage requires some renovation and updating but has plenty on offer to the right buyer!'

A two bedroom end of terrace cottage offering plenty of space but does require modernisation and renovation throughout. The accommodation comprises an entrance hallway with stairs to the first floor, lounge and separate dining room and there is a kitchen and conservatory to the rear of the property. On the first floor there are two spacious double bedrooms as well as a large bathroom which again needs updating. The property has GCH and has double glazing. Offered for sale with no onward chain.

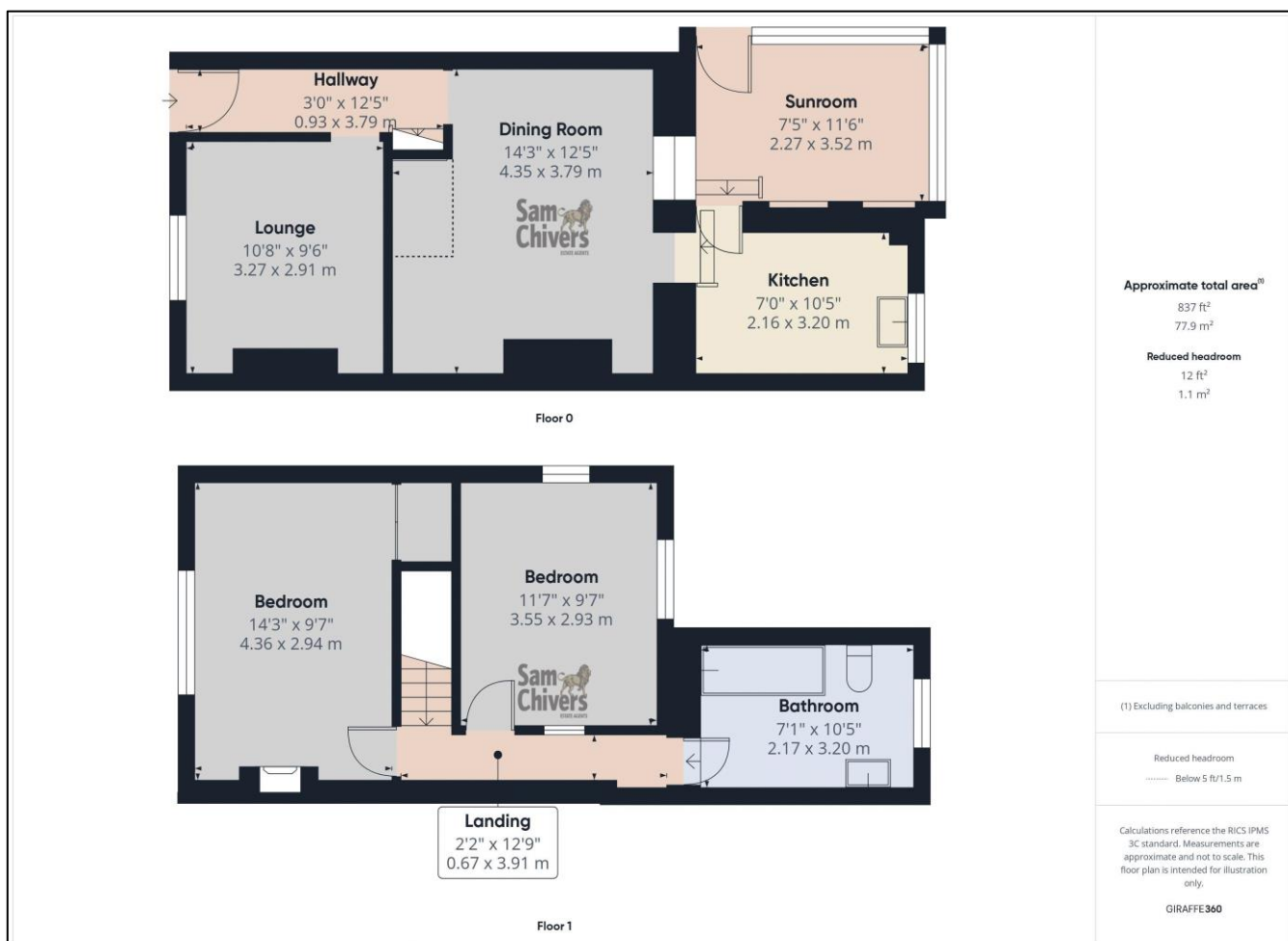
Externally the property has a garden to the front which is laid to shingle and there is a pathway across the front of the terrace. At the rear there is a shared vehicular access leading to the rear garden which could be adapted to create easy parking with a low maintenance garden beyond.

Elm View is a really convenient location being just a few minutes walk from the town centre and local schools. Bath city centre is eleven miles and Bristol city centre is fifteen miles making this property an ideal commuter base.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 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.