



Charlton Road, Midsomer Norton, Bath, BA3 4AB

Offers In Region Of £265,000

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Quote Reference NF0664 To Arrange Your Viewing

Located in a popular part of Midsomer Norton you will find this well presented End Terraced House. Dating back to 1992 and constructed by the reputable Flower and Hayes local building company. This a wonderful home, with an excellent layout and presented to a great standard. Offered without an onward chain have been a successful investment property over many years.

The ground floor has an entrance hall, hallway, modern fitted kitchen, lovely square Living room which leads onto a Conservator that overlooks the rear gardens. The first floor has two double bedrooms. The main bedroom has an en-suite shower room and there is also a bathroom. Gardens to the front and rear with a garage and driveway just behind the rear garden gate.

Residents here have some excellent amenities from bus stops, commuting links, schools, shops and green spaces all within easy reach in this highly regarded part of the town.





Entrance Hall

Obscure part double glazed door to the front aspect, textured ceiling, consumer unit and radiator.

Hallway

Obscure glazed door to the hallway and living room, stairs leading to the first floor with an under stairs cupboard, thermostat heating control, radiator and telephone point.

Kitchen

3.49m x 2.15m (11'5" x 7'0")

Double glazed window to the front aspect, textured and coved ceiling, smoke alarm, a range of wall and base units with gloss cabinets and laminate work surfaces, tiled splash backs, composite sink/drainer unit with a mixer tap, radiator and and tiled flooring. There is a range of integral appliances including an electric oven, electric hob with extractor hood over and spaces for a fridge/freezer and washing machine.



Living Room

4.1m x 3.16m (13'5" x 10'4")

Double glazed sliding door and window to the rear aspect, textured and coved ceiling, wall mounted electric fire, radiator and a television aerial.

Conservatory

3.4m x 3.16m (11'1" x 10'4")

Double glazed French doors to the side aspect, double glazed window surround, polycarbonate roof, ceiling light with a fan, radiator and tiled flooring.

Landing

Textured ceiling, smoke alarm and radiator. There is a loft hatch with a full down ladder, with a Worcester Combination boiler in the loft void also.



Bedroom One

3.08m x 3.02m (10'1" x 9'10")

Double glazed window to the front aspect, radiator and a fitted cupboard with shelving.

Ensuite

1.93m max x 1.59m max (6'3" x 5'2")

Textured ceiling, extractor fan, partially tiled walls, radiator and vinyl flooring. There is a three piece suite comprising of a corner shower cubicle with a mixer shower, pedestal wash hand basin and a low level WC.

Bedroom Two

2.53m x 2.48m (8'3" x 8'1")

Double glazed window to the rear aspect, textured ceiling and a radiator.



Bathroom

2.48m x 1.47m (8'1" x 4'9")

Obscure double glazed window to the rear aspect, textured ceiling, extractor fan, partially tiled walls, radiator and vinyl flooring. There is a three piece suite comprising of a bath, pedestal wash hand basin and a low level WC.

Rear Garden

11.85m x 6.95m (38'10" x 22'9")

Wooden fence surround with rear and side access gates. The garden is level and laid to lawn in the main with a decked seating area at the far end.

Front Garden

Brick wall borders with a front garden gate and a side access gate to the rear garden. Laid to lawn with a pathway and outside light.





Garage & Driveway

5.35m x 2.56m (17'6" x 8'4")

Located at the right hand side of the three next to the rear garden gate. The garage has an up and over door into with eaves storage, consumer unit, power and light. The driveway is laid to tarmac and can accommodate one car but each property parks a second car in tandem style if needed.

Agents Notes

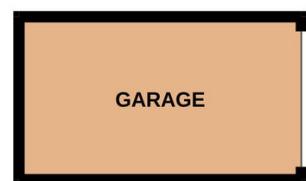
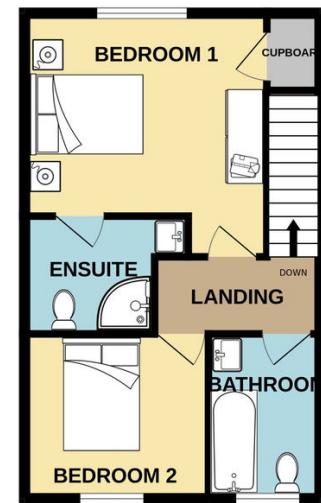
Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C , Council Tax Band – C (£2092.98 PA estimate) – Bath & Northeast Somerset, Services - Mains Electricity, Mains water, Mains drainage, Main Gas. Freehold property. Built 1992

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 818sq.ft (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



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