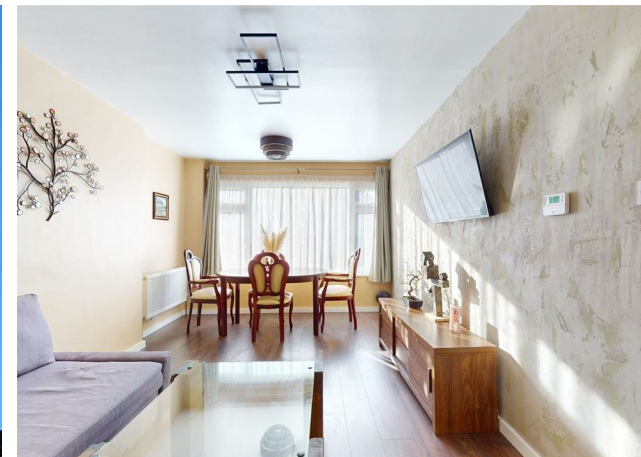




- **Energy Rating - C**
- **Semi Detached Family Home**
- **Good Size Garage**
- **Potential To Extend**
- **Upvc Double Glazing**

- **Three Bedrooms**
- **Off Street Parking**
- **NO ONWARD CHAIN**
- **Close To Local Amenities**
- **Gas Central Heating**

3D INTERACTIVE TOUR AVAILABLE

Greenwoods are delighted to present this beautifully presented three-bedroom semi-detached family home, located on the highly sought-after Petherton Road. Conveniently situated close to local schools, bus routes, and amenities, this property is offered with NO ONWARD CHAIN and boasts excellent potential for extension into a four double-bedroom family home, as seen with similar properties in the area.

The property has been the subject of extensive improvements by the current owners in recent years, including a newly fitted kitchen and modern shower room, cavity wall insulation, a new boiler installed three years ago, and UPVC double glazing throughout.

The accommodation briefly comprises:

Ground Floor: Entrance hallway, a welcoming lounge, study, a versatile ground-floor bedroom/dining room, a contemporary shower room, and a stunning new kitchen with access to the rear garden.

First Floor: Two generously proportioned double bedrooms, both benefitting from large loft eaves storage space, offering excellent additional storage options.

Additional features include:

Driveway providing off-street parking

A good-sized garage with a courtesy door leading to the rear garden

Gas central heating powered by a modern combination boiler

UPVC double glazing

This stylishly updated home is ready for you to move straight in, while also offering scope for future expansion to suit a growing family.

Don't miss this fantastic opportunity to make this wonderfully improved and versatile home your own!

Living Room 16'4" x 10'8" (4.98 x 3.26)

Kitchen/Breakfast Room 11'5" max x 8'8" (3.50 max x 2.66)

Dining Room/Bedroom Three 12'6" x 10'7" (3.83 x 3.23)

Bedroom One 17'1" x 10'1" (5.22 x 3.08)

Bedroom Two 12'4" x 10'9" (3.78 x 3.28)

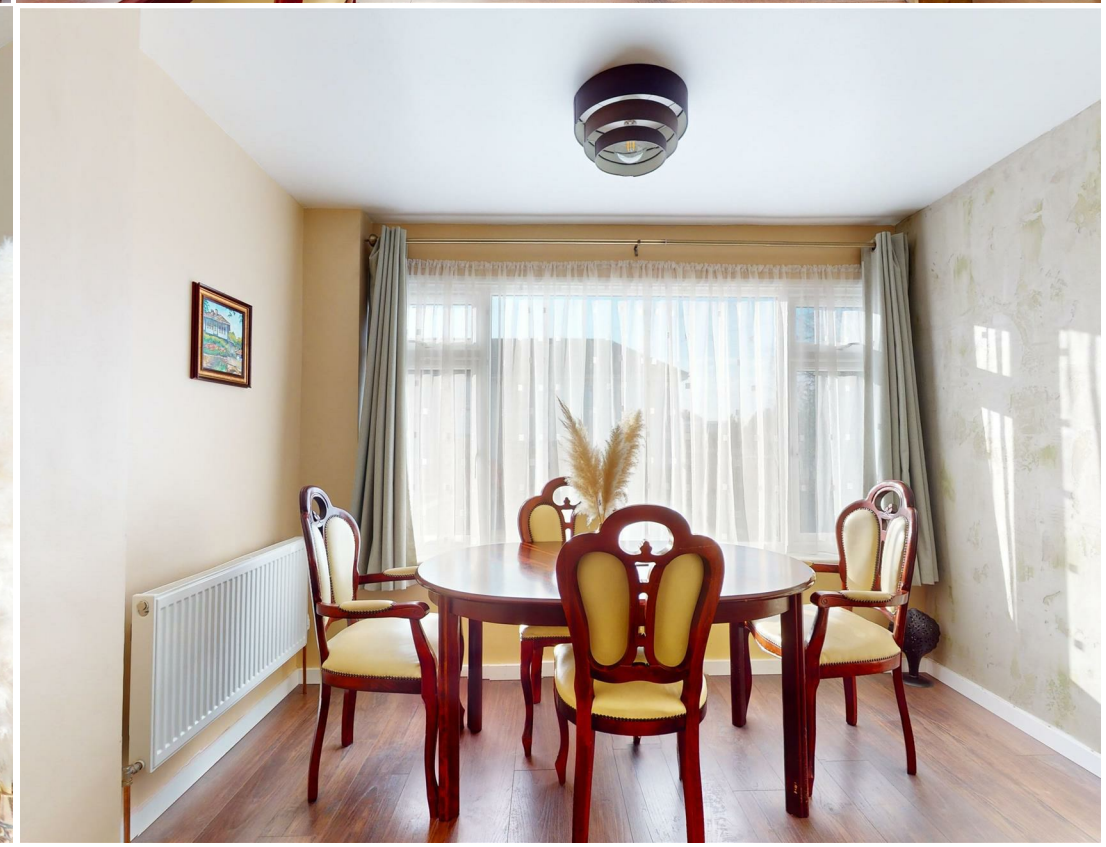
Study 8'9" max x 8'3" (2.69 max x 2.54)

Bathroom 6'7" x 5'8" (2.03 x 1.75)

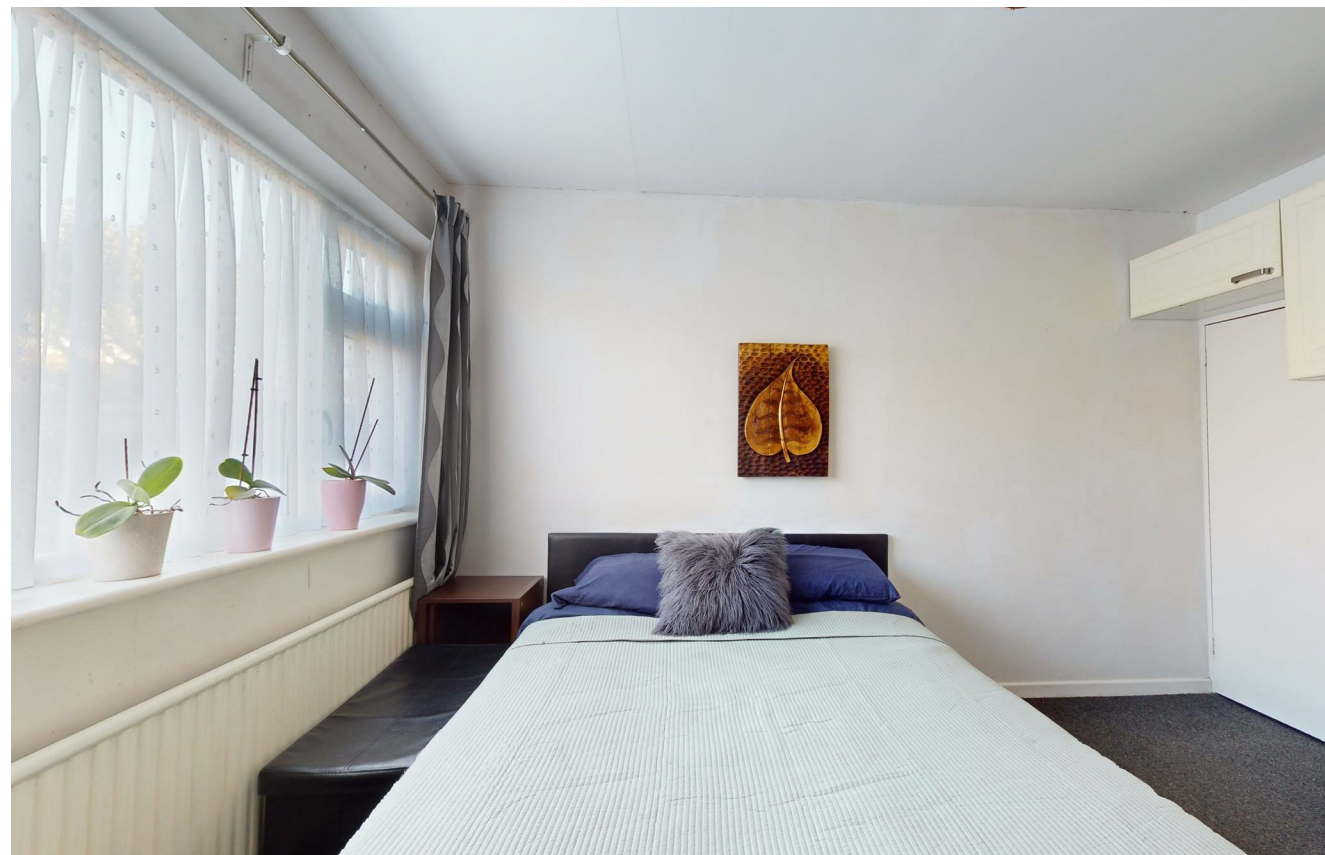
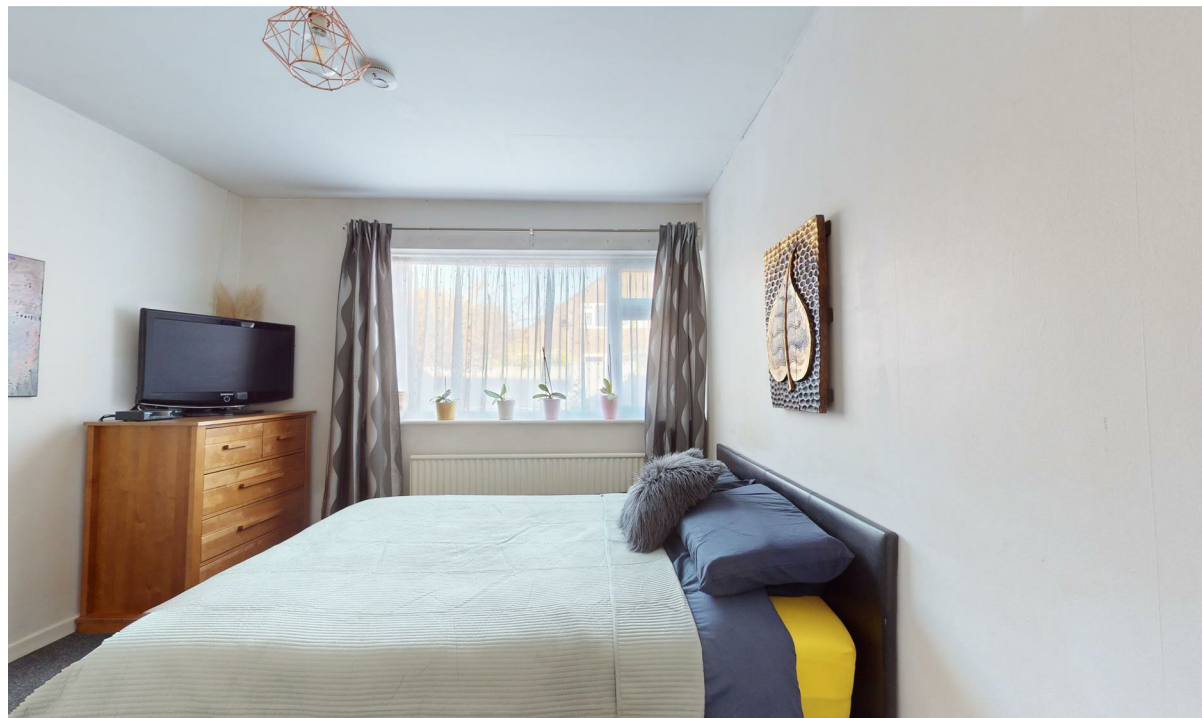
Tenure - Freehold

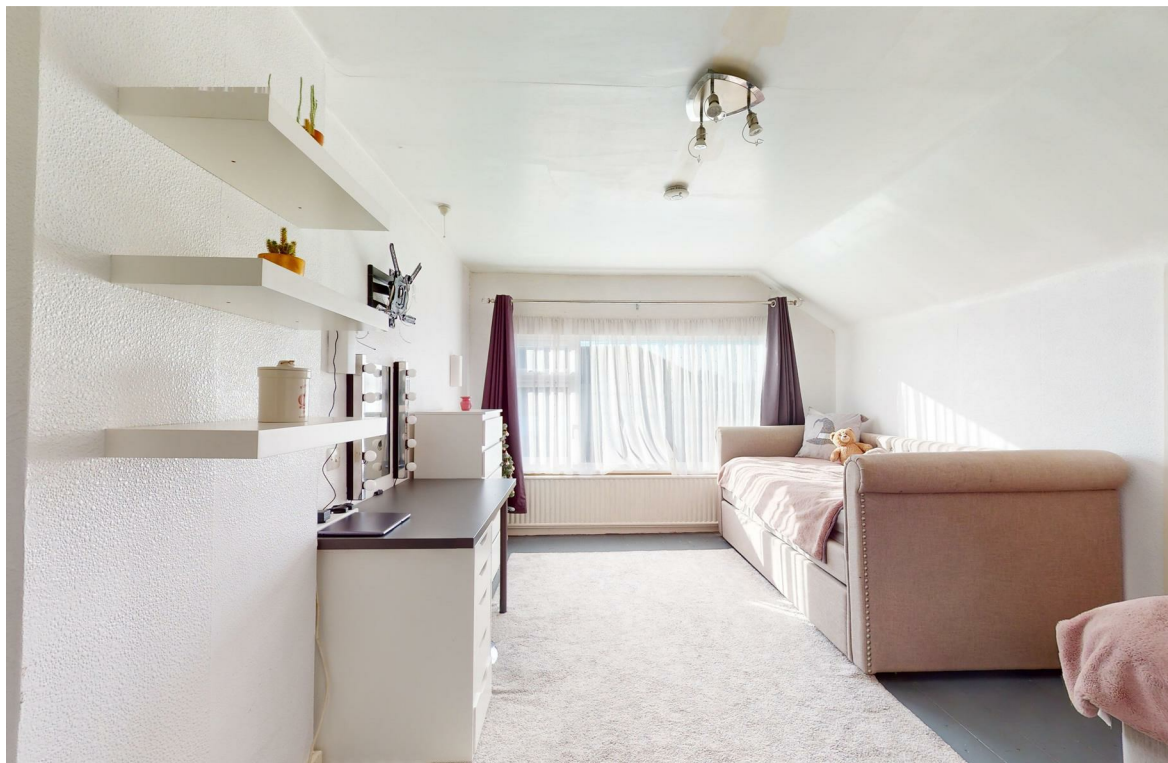
Council Tax Band - C









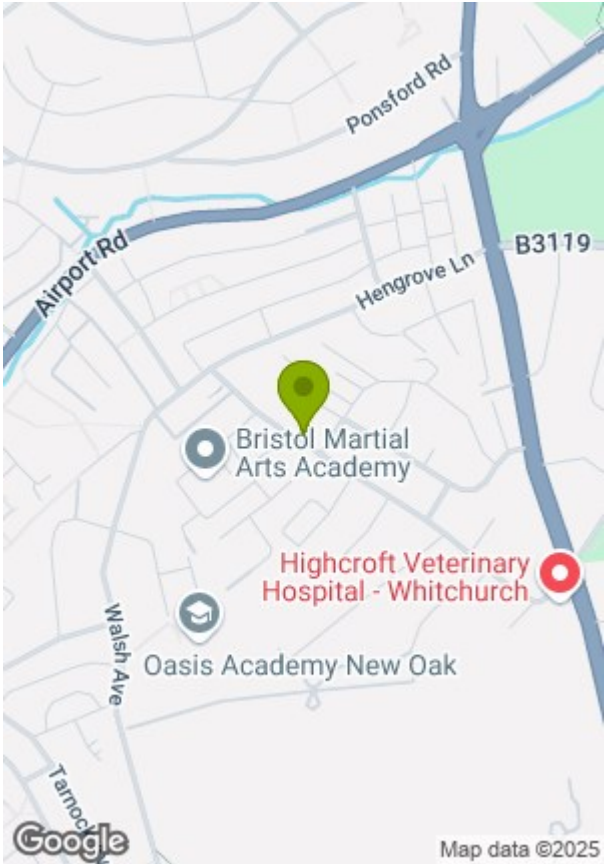








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.