

for sale

offers over **£280,000**



## Ham Hill Stoke-Sub-Hamdon TA14 6RL

**NO ONWARD CHAIN!** This delightful 3 bed terraced home in the sought after Stoke-Sub-Hamdon on the side of Ham Hill. Tucked away the property has been modernised by the current owners and includes a modern kitchen, family bathroom, downstairs WC and stunning views from the large rear garden.



# Ham Hill Stoke-Sub-Hamdon TA14 6RL

## Entrance Hall

Composite door to the front.

## Cloakroom

Space for a washing machine and tumble dryer, wc, wash hand basin and the boiler.

## Lounge

21' 1" x 15' (6.43m x 4.57m)

Double glazed window to the front, tv point, wood burner, radiator, 2 x under stairs cupboard and engineered oak flooring.



### **Kitchen**

10' 9" x 6' 7" (3.28m x 2.01m)

Fitted kitchen with a range of wall and base units, double glazed door to the rear, double glazed window to the rear, skylight, electric oven, gas hob, sink, integrated fridge/freezer, built in microwave and integrated dishwasher.

### **Landing**

Double glazed window to the front and stairs to Bedroom 1.

### **Bedroom 2**

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to the rear and radiator.

### **Bedroom 3**

8' 3" + Recess x 10' 10" (2.51m + Recess x 3.30m)

Double glazed window to the front, radiator and fireplace.

### **Bathroom**

Double glazed window to the rear, wc, wash hand basin, extractor fan, bath with rainfall shower over, heated towel rail, shaver point and part tiling.

### **Bedroom 1**

14' 6" x 12' 10" Max (4.42m x 3.91m Max)

4 x skylights, eaves storage and restricted head height.

## Outside

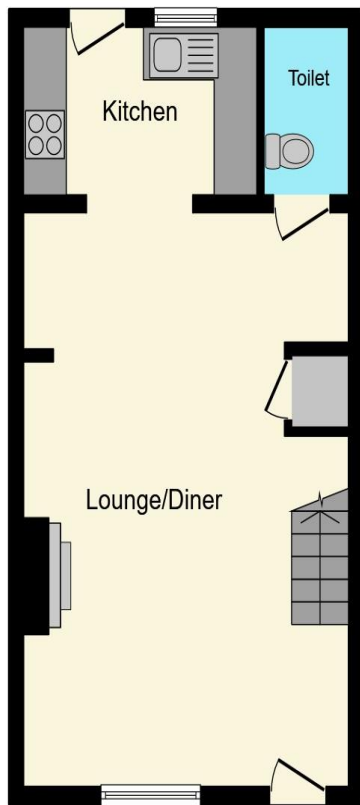
### Rear Garden

Lawn, hedging, steps upto patio seating area, fencing, shed and water butt.

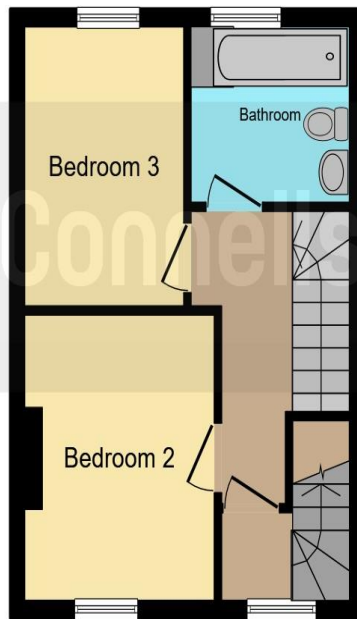




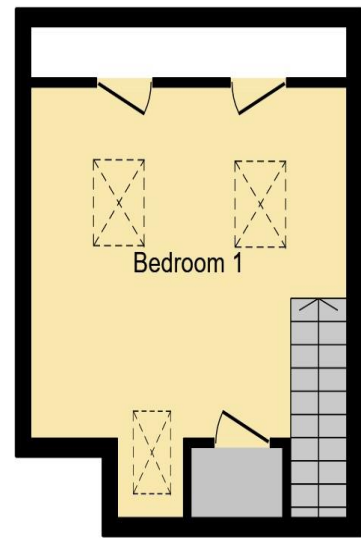




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

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Property Ref: YOV313142 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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