



**Wand Road, Wells, BA5 1RN**

**welcome to**

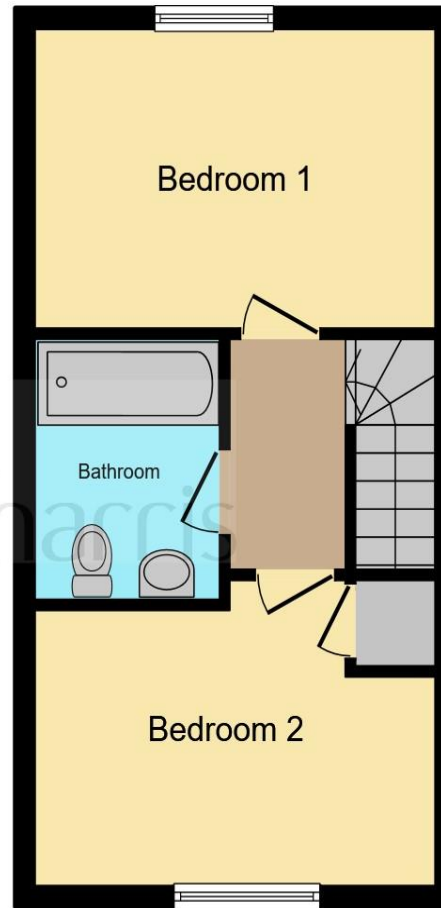
## **Wand Road, Wells**

Perfect First Time Buy/ Investment Property, offering spacious & modern living spaces. \*\* Contemporary Fitted Kitchen \*\* Open Plan Living/Dining Room \*\* Cloakroom \*\* 2 Double Bedrooms \*\* Modern Bathroom \*\* With Allocated Parking \*\* Level Walk to the City Centre \*\* **NO CHAIN.**





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen**

5' x 9' 10" ( 1.52m x 3.00m )

**Lounge / Dining Room**

12' 10" x 16' 2" ( 3.91m x 4.93m )

**First Floor Landing**

**Main Bedroom**

9' x 12' ( 2.74m x 3.66m )

**Second Bedroom**

8' x 12' ( 2.44m x 3.66m )

**Family Bathroom**

**Outside**

**Garden**

**Parking**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Wand Road, Wells

- Located in a Sought-After Residential Area
- Level Walk to The City Centre
- Two Double Bedroom End-Terrace Home
- Open Plan Living Dining Room
- Contemporary Fitted Kitchen
- Cloakroom & Family Bathroom
- Rear Private Garden
- Allocated Parking

Tenure: Freehold EPC Rating: B

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL105554](https://allenandharris.co.uk/Property/WEL105554)



Property Ref:  
WEL105554 - 0002

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