



81 Manor House Road | Glastonbury | BA6 9DQ

FREEHOLD

£260,000

## PROPERTY SUMMARY



Located within short walking distance of Glastonbury High Street is this three bedroom semi detached home. The property comprises of an entrance hall, a lounge/ diner, kitchen, downstairs WC, utility room, three bedrooms and family bathroom. To the rear the property boasts an enclosed garden a work shop and off road parking for two vehicles. This property would be fantastic for first time buyers. An internal viewing is recommended.



### Entrance Hall

Under stairs cupboard. Electric storage heater. Stairs to first floor. Door to lounge/diner. and kitchen.

### Kitchen

11'9 x 9'10 (3.58m x 3.00m)

L shaped kitchen. A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Space for cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Tiling to splash prone areas. Space for an upright fridge/freezer. Two UPVC double glazed window to side. Door to utility room.

### Utility Room

Storage Cupboard. Door leading to downstairs WC. Door leading to side of the property.

### WC

Low level WC, window to rear.

### Lounge/Diner

24'9 x 11'4 (7.54m x 3.45m)

Multi fuel burner. Electric heater UPVC double glazed window to front. UPVC double glazed French doors leading to rear garden.

### Landing

Doors leading to bedroom one, two, three and family bathroom.

### Bedroom One

13'11 x 9'5 (4.24m x 2.87m)

Built in wardrobe. Airing cupboard. UPVC double glazed window to front.

Semi Detached House

Lounge/Diner

Kitchen

Downstairs WC

Utility Room

Three Bedrooms

Bathroom

Rear Garden

Off Road Parking

Close to High Street



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PROPERTY**

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**Bedroom Two**

11'4 x 10'5 (3.45m x 3.18m)

Built in wardrobe.

**Bedroom Three**

6'6 x 4'3 (1.98m x 1.30m)

UPVC double glazed window to side.

**Bathroom**

9'7 x 6'9 (2.92m x 2.06m)

Low level WC, wash hand basin and accessible bath with shower over. Tiling to splash prone areas. Wooden paneling. UPVC double glazed obscure window to rear.

**Rear Garden**

Garden laid to lawn with wooden fencing. Various mature flowers, plants, shrubs and bushes. Pond. Decking area, perfect for entertaining. Green house. Work shop. Rear access.

**Front Of Property**

Accessed via a pathway to the front door. Off road parking for two vehicles.

**Disclaimer**

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**Purchasers Note**

The bathroom has been set up in bedroom three to make it more accessible for the current owner.



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GROUND FLOOR

1ST FLOOR



81 MANOR HOUSE ROAD, GLASTONBURY, BA6 9DQ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



