

23 Manor House Road | Glastonbury | BA6 9DF

FREEHOLD

£395,000

PROPERTY SUMMARY



Located within a short walking distance of Glastonbury High Street, is this beautiful three bedroom Mid Terrace Victorian House with no onward chain. The property is set out across three floors and comprises an entrance porch, hallway, living room, sitting room, kitchen/dining area, utility room, cloakroom, three bedrooms including a master with en suite. To the rear the property benefits from an enclosed rear garden, garage and an off road parking space. An early viewing is highly recommended.

Entrance Hall

Door to living room, sitting room and kitchen/dining area Two under stairs cupboards. Stairs leading to first floor.

Living Room

13'10 x 13'6 (4.22m x 4.11m)

Feature fire place with wood burner and tiled hearth. Radiator. Wood effect flooring. UPVC double glazed bay window to front.

Sitting Room

12'8 x 11'4 (3.86m x 3.45m)

Open fire place. Radiator. Wood effect flooring. Through way to kitchen.

Kitchen/Dining Room

17'2 x 25'7 (5.23m x 7.80m)

Range of wall, drawer and base units with white stone effect worktop. Technik double range electric cooker with 5 ring gas hob, cooker hood over. Space for an under counter fridge. Free standing dishwasher. One and a half white ceramic sink with a drainer and mixer tap over. Space for American fridge/freezer. Two grey wall mounted feature radiators. Spot lights. UPVC double glazed bi-folding doors leading to the garden. UPVC double glazed window to side. Three velux windows providing lots of natural light. Door through to utility room.

Utility Room

9'3 x 4'2 (2.82m x 1.27m)

Space and plumbing for washing machine. Space for tumble dryer. Work surface. Storage cupboard. Spot lights. Radiator. UPVC double glazed window to rear. Door to cloakroom.

Cloakroom

Low level WC, wash hand basin with storage underneath. Wall mounted heated towel rail. Spot lights. Extractor fan. Obscure window to rear.

Landing

Original solid pine flooring. Doors leading to bedroom two, three and family bathroom.



Mid Terrace Victorian House

Kitchen/Dining Area

Sitting Room

Living Room

Utility Room

Cloakroom

Master Bedroom With En Suite

Two Further Bedrooms

Family Bathroom

Rear Garden



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PROPERTY
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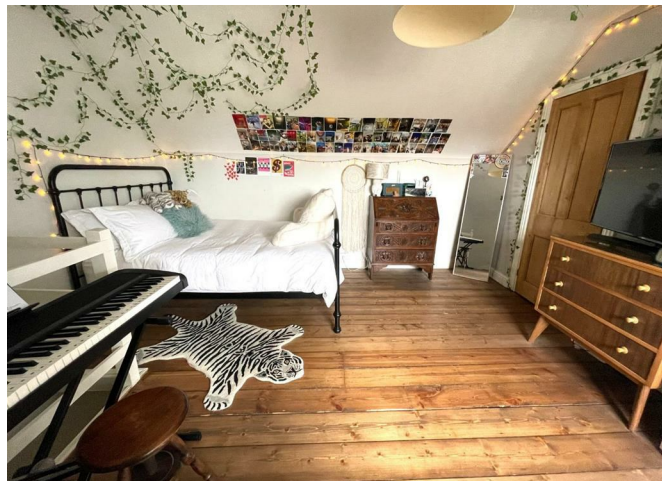
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Bedroom Two

17'6 x 10'9 (5.33m x 3.28m)

Original solid pine flooring. Two radiators. Two UPVC double glazed window to front

Bedroom Three

11'4 x 9'2 (3.45m x 2.79m)

Original solid pine flooring. Radiator. Cupboard with boiler. UPVC double glazed window to rear.

Bathroom

Low level WC, wash hand basin with storage under Double walk in shower. Radiator. Extractor fan. UPVC double glazed obscure window to rear.

Stairs Leading To Second Floor

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)

Original solid pine flooring. Walk in dressing room. Radiator. UPVC double glazed window to rear. Door leading to en suite.

En Suite

Low level WC. Wall mounted wash hand basin. Walk in shower. Velux window.

Garage

16'7 x 16'6 (5.05m x 5.03m)

Rear door leading on to parking area. Window. Separate electrics with a consumer unit. Power and light. Front door.

Rear Garden

Enclosed with wooden fencing and a brick wall. Various attractive plants, shrubs and bushes. Greenhouse. Patio area, perfect for entertaining. External water tap. Access to the garage and off road parking space.

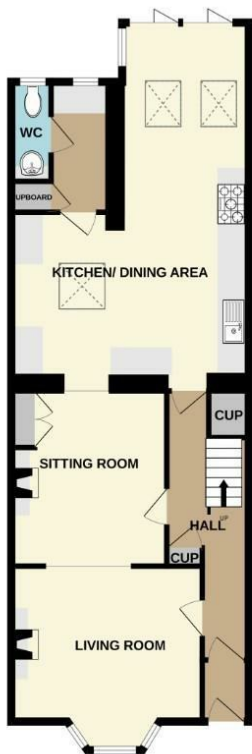
Front Of Property

The property is accessed via a iron gate with a paved pathway leading to the main entrance. The garden is laid to ornamental gravel enclosed with low level brick walling.

Disclaimer

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

