

8 Buckton Close | Glastonbury | BA6 9RA

FREEHOLD

£245,000

## PROPERTY SUMMARY



This immaculate two bedroom house in Glastonbury has come to the market. The property consists of a lounge, downstairs WC, an open plan kitchen/diner, two bedrooms and a family bathroom. Outside has an enclosed garden and an off road parking space for two vehicles. An early viewing is highly recommended.

### Entrance Hall

Radiator. Door leading to inner hallway, Stairs leading to first floor.

### Inner Hallway

Door to downstairs WC. Door to a under stairs storage cupboard.

### Downstairs WC

Low level WC. Wall mounted hand wash basin. Tiling to splash. Radiator. Extractor fan. Spotlights.

### Kitchen/Diner

16'90" x 8'8" (4.88m x 2.64m)

A fully fitted kitchen with wall, base and drawer units with laminate works surfaces over. Integrated fridge, integrated freezer. Built in double oven. Induction hob. Space and plumbing for washing machine. One and a half stainless steel sink with drainer and mixer tap. UPVC double glazed French doors leading to rear garden.

### Living Room

13'2" x 10'5" (4.01m x 3.18m)

Radiator. UPVC double glazed window to front.

### Stairs To First Floor

### Landing

Doors leading bedrooms one, two and family bathroom.

### Bedroom One

13'2" x 10'5" (4.01m x 3.18m)

Storage cupboard. Radiator. UPVC double glazed window to front.



Two Bedroom House  
Downstairs WC  
Kitchen/Diner  
Living Room  
Bathroom  
Rear Garden  
Off Road Parking  
Gas central Heating  
Immaculately Presented



**INTERESTED IN THIS  
PROPERTY**

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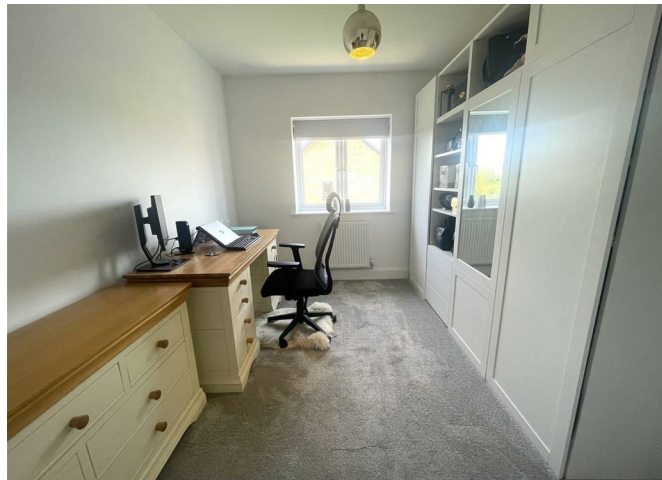
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**Bedroom Two**

9'3" x 12'5" (2.82m x 3.78m)  
Radiator. UPVC double glazed window to rear.

**Bathroom**

7'2" x 8'7" (2.18m x 2.62m)  
Three piece white suite consists of low level WC, wall mounted  
wash hand basin and panelled bath with shower over. Tiling to  
splash prone areas. Wall mounted heated towel rail. Spotlights.  
Extractor fan. UPVC double glazed obscure window to rear.

**Outside**

**Rear Garden**

Garden is laid to lawn, enclosed with wooden fencing and brick  
wall. Patio for entertaining. Side gate leading to off road parking.

**Front Of Property**

Borders with various plants and bushes. Property is accessed via a  
pathway leading up to the front door. At the side of the property is  
off road parking for two cars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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		

