

24 Austin Road | Glastonbury | BA6 9BD

FREEHOLD

£225,000

PROPERTY SUMMARY



This two bedroom house offers great amounts of space throughout and would be perfect for any first time buyer or investor. The property is situated on the popular Thorndun Estate towards the outskirts of Glastonbury and offers two double bedrooms, family bathroom, a large through lounge/diner, kitchen and conservatory. Outside there are low maintenance front and rear gardens and on street parking. No Onward Chain.



Entrance Hall

UPVC double glazed entrance door to front. Radiator. Stairs rising to first floor. Door leading to Lounge/diner.

Lounge/Diner

23'10 x 11'6 (7.26m x 3.51m)

Coal effect gas fire with timber mantle over. Wood effect laminate flooring. Under stairs cupboard. Space for a dining table and chairs. UPVC double glazed window to front. Door leading to kitchen.

Kitchen

8'11 x 7'2 (2.72m x 2.18m)

Newly fitted with a modern range of wall drawer and base units with laminate work surface over. Stainless steel sink, drainer and mixer tap over. Space and plumbing for a washing machine. Gas oven with gas hob and cooker hood over. Wood effect flooring. Door leading to conservatory.

Conservatory

14'6 x 9'2 (4.42m x 2.79m)

UPVC double glazed windows and door leading to rear garden. Light and power. Polycarbonate roof.

Landing

Loft access. Doors leading to bedroom one, two and shower room.

Bedroom One

14'8 x 10'3 (4.47m x 3.12m)

Radiator. Two UPVC double glazed windows to front.

Bedroom Two

13'5 x 7'11 (4.09m x 2.41m)

Radiator. Double glazed window to rear.

Two Bedroom Mid Terrace House

Lounge/Diner

Kitchen

Conservatory

Two Bedrooms

Shower Room

Rear Garden

Gas Central Heating

No Onward Chain



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PROPERTY**

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Shower Room

Newly fitted three piece white suite, WC, wash hand basin and walk in shower cubicle. Floor to ceiling tiling. Wooden effect flooring. UPVC double glazed obscure window to rear.

Rear Garden

The rear garden is mainly laid to patio and is enclosed with timber fencing. Timber shed. Gated access to the rear.

Front Garden

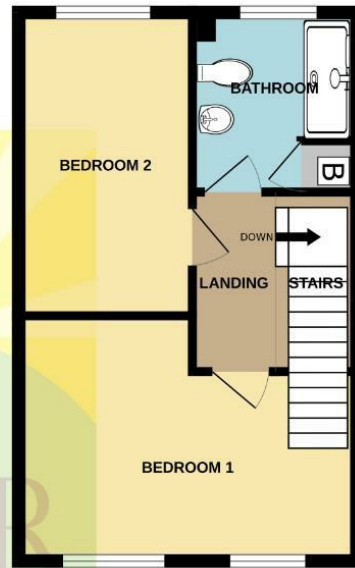
To the front, the garden is enclosed by a low boundary wall with a iron entrance gate and path leading to the front door. The front garden has been mainly laid to gravel for ease of maintenance and is complimented by a selection of shrubs and plants.

Disclaimer

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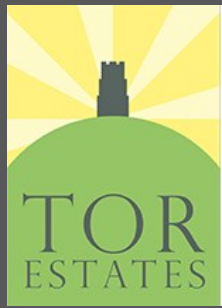
GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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