

2 Flotilla Promenade | Street | BA16 0GL

FREEHOLD

£299,950

PROPERTY SUMMARY

4  2  1  B 

A well presented four bedroom end of terrace home within level walking distance to the High Street has come to the market. This house boasts a living room, kitchen/diner, utility room, WC, master bedroom with an ensuite, a further three bedrooms and a family bathroom. Outside has an enclosed rear garden, off road parking for two vehicles and a garage. An early viewing is essential to really appreciate what this property has to offer.

Entrance Hall

Door leading to living room.

Living Room

17'8 x 14'6 (5.38m x 4.42m)

Radiator. Dual aspect double glazed window to front and side. Through way in to kitchen/diner.

Kitchen/Diner

17'9 x 10'2 (5.41m x 3.10m)

A range of wall, drawer and base units with work surfaces over. Sink and drainer with mixer tap over. Tiling to splash prone areas. Electric oven, gas hob and cooker hood over. Space and plumbing for dishwasher. Built in microwave. Dual aspect double glazed window to rear. Double glazed French doors leading to rear patio. Door leading to utility room.

Utility Room

6 x 6'4 (1.83m x 1.93m)

Space and plumbing for washing machine. Space for an upright fridge/freezer. Wall mounted boiler. Double glazed door leading to garden. Door leading to downstairs WC.

WC

Low level WC. Pedestal wash hand basin. Tiling to splash prone areas. Extractor fan. Radiator.

Landing

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

Bedroom One

14'8 x 11'6 (4.47m x 3.51m)

Radiator. Dual aspect double glazed windows to front and side. Door leading to en suite.

En Suite

Walk in shower. Low level WC. Wash hand basin. Extractor fan. Radiator.



End Of Terrace House

Living Room

Kitchen/Diner

Utility Room

Master Bedroom With En Suite

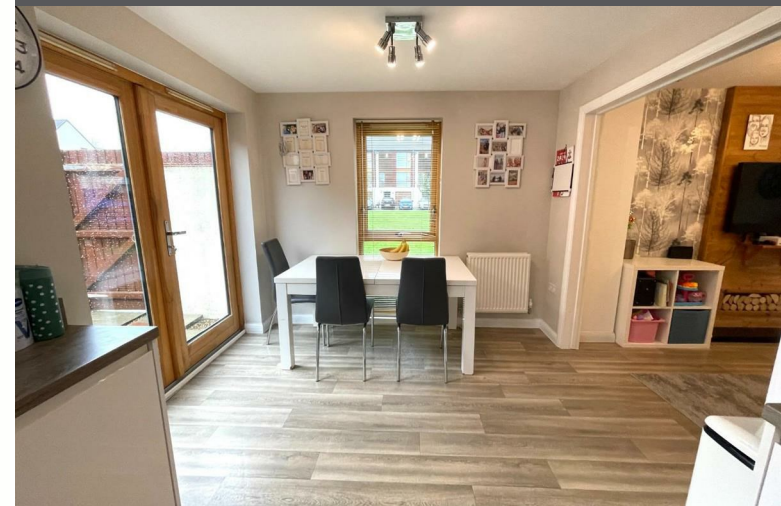
Three Further Bedrooms

Bathroom

Rear Garden

Garage

Off Road Parking



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PROPERTY**

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Bedroom Two

15'1 x 9'5 (4.60m x 2.96m)

Radiator. Built in wardrobe. Double glazed window to front.

Bedroom Three

12'11 x 9'8 (3.94m x 2.95m)

Radiator. Double glazed window to rear.

Bedroom Four

9'11 x 7'8 (3.02m x 2.34m)

Radiator. Double glazed window rear.

Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas, Radiator. Extractor fan. Double glazed window to rear.

Rear Garden

Patio and entertaining area. Decking area. Side gate access.

Front Of Property

A driveway offering off road parking for one vehicle. Gravel area.

Garage

Up and over door. Power and light.

Purchasers Note

This an annual management charge of £296.28 for the upkeep of the communal areas.

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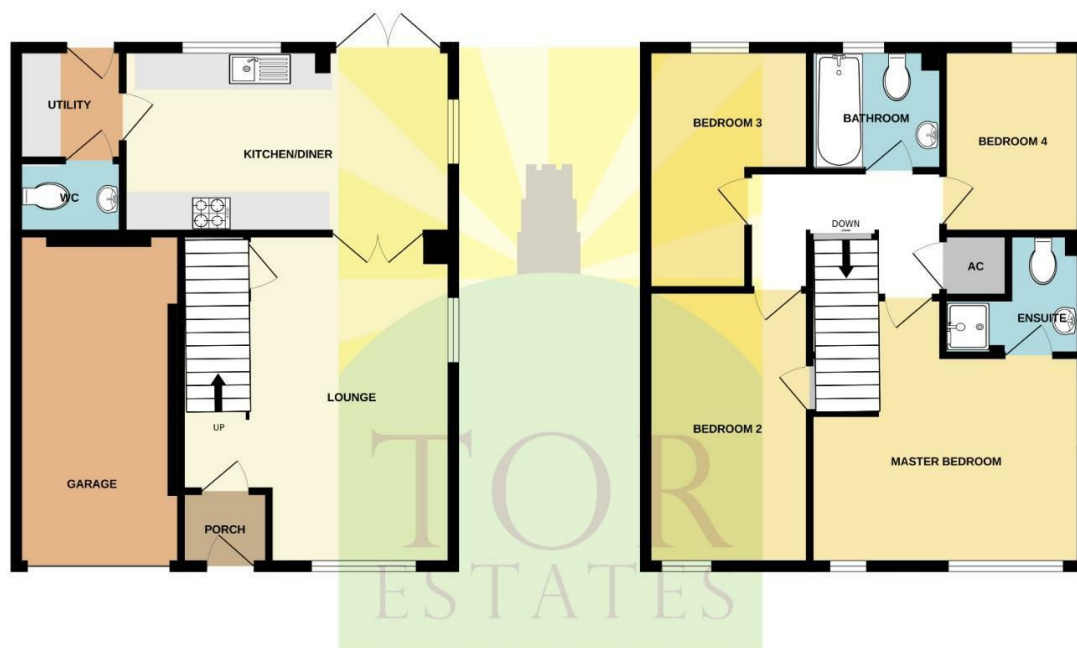
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GROUND FLOOR

1ST FLOOR



2 FLOTILLA PROMENADE, STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	

