

33 Merriman Road | Street | BA16 0JB

FREEHOLD

£330,000



## PROPERTY SUMMARY

3  2  2  E 

A natural stone built, semi-detached home with a generous sized rear garden, conveniently situated within walking distance of the High Street has come to the market. The property offers character throughout and boasts a loft conversion to form a master bedroom with ensuite and a balcony to enjoy roof top views to the rear. An early viewing is essential to really appreciate what this property has to offer.

### Entrance Hall

Radiator. Under stairs storage area. Stairs leading to first floor. Door leading to downstairs WC, living room, dining room and kitchen.

### WC

Low level WC. Wall mounted wash hand basin. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to side.

### Living Room

14'1 x 11'8 (4.29m x 3.56m)

Feature fire place. The chimney is still viable for installation of a multi fuel burner. Recess shelving to both sides. Double radiator. UPVC double glazed French doors leading to rear patio.

### Dining Room

14'1 x 11'8 (4.29m x 3.56m)

Radiator. Wooden floorboards. Wooden fire surround with a granite effect hearth and gas fire. UPVC double glazed window to front.

### Kitchen

10'2 x 7'9 (3.10m x 2.36m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer mixer tap over. Tiling to splash prone areas. Space for cooker and cooker hood over. Space and plumbing for dishwasher. Radiator. Tiled flooring. UPVC double glazed window to side. Part glazed door leading to utility room.

### Utility Room

8'1 x 5'10 (2.46m x 1.78m)

A range of fitted wall and base units with laminate work surface over. Space and plumbing for a washing machine and tumble dryer. Space for an upright fridge/freezer. Tiled flooring. Access to loft hatch. Part glazed door and window to side providing access to the rear garden.



Semi Detached House

Living Room

Dining Room

Kitchen

Utility Room

Master Bedroom With En Suite

A further Two Bedrooms

Study

Bathroom

Enclosed Generous Rear Garden



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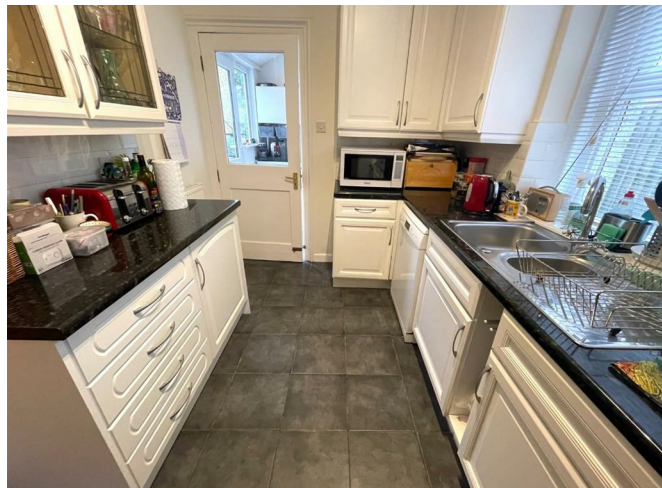
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## Landing

Radiator. Doors leading to bedroom two, three, study and family bathroom. Door leading to stair case rising to the second floor. UPVC double glazed window to side.

## Bedroom Two

13'6 x 12'7 (4.11m x 3.84m)

Fitted wardrobes. Access to loft hatch with loft ladder. Radiator. Downlighter's. UPVC double glazed window to front.

## Bedroom Three

11'11 x 11'2 (3.63m x 3.40m)

Radiator. Built in storage cupboard. Under stairs storage cupboard. UPVC double glazed window to rear.

## Study

6'1 x 5 (1.85m x 1.52m)

Slopping ceiling. UPVC double glazed window to front.

## Bathroom

Three piece white suite comprising of a low level WC, wash hand basin and corner bath with a shower over. Tiling to splash prone areas. Radiator. Built in double airing cupboard. UPVC double glazed window to side.

## Stairs Raising To Second Floor

## Master Bedroom

13'4 x 11'6 (4.06m x 3.51m)

Radiator. Built in wardrobes. UPVC double glazed French doors opening on to a balcony affording roof top views. Door leading to en suite.

## En Suite

Double walk in shower cubicle, close coupled WC. Pedestal wash hand basin with shaver light over. Tiling to splash prone areas. Heated towel rail. Extractor fan. Door leading to storage room.

## Storage Room

A range of fitted units with laminate work surfaces over. Stainless steel sink with mixer tap over. Extractor fan. Radiator.

## Rear Garden

The generous rear garden is a real focal point and enjoys a sunny and private aspect. Pedestrian gate to the side leading to the driveway. Patio and entertaining area, beyond this is gravelled and lawn areas. Variety of mature shrubs, bushes and trees. A raised vegetable plot. Garden shed.



Front Of Property

The front garden has been laid to gravel for ease of maintenance and provides off road parking for two vehicles.

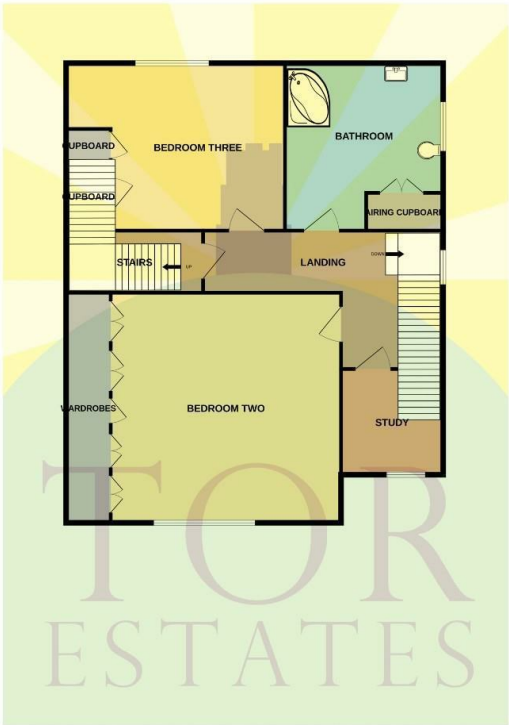
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GROUND FLOOR



1ST FLOOR




2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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