



12 Nova Quarter | Street | BA16 0FT

FREEHOLD

£325,000

PROPERTY SUMMARY

3  2  1  C 

This well presented three bedroom home, conveniently positioned close to the High Street has come to the market. Accommodation briefly comprises covered porch, entrance hall, kitchen/breakfast room, cloakroom, living room, three bedrooms with en suite to the master bedroom and family bathroom. Outside there is a roof terrace, garage and a driveway. An early viewing is essential to appreciate what this property has to offer.

Recessed Entrance Porch

A bock paved cover entrance with courtesy lighting. Composite double glazed door leading to kitchen/breakfast room.

Kitchen/Breakfast Room

11'9" x 6'6" (3.60 x 2.77)

A range of wall, drawer and base units with laminate work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven with gas hob and cooker hood over. Space and plumbing for washing machine. Space and plumbing for a slimline dishwasher. Space for an upright fridge/freezer. Radiator. Double glazed window to front. Double glazed window to side.

Inner Hallway

Door leading to under stairs storage cupboard. Door leading to cloakroom. Hallway opens up into the living room.

Cloakroom

Low level WC, pedestal wash hand basin. Radiator.

Living Room

19'1" x 9'2" (5.82 x 2.80)

Wood effect flooring. Two double radiators. Wall mounted electric fire. Double glazed French doors leading onto rear garden. Full length double glazed windows to rear.

Landing

Full length double glazed window to side. Access to loft hatch. Double glazed French doors opening on to roof terrace. Double radiator. Door leading to airing cupboard, doors leading to master bedroom, bedroom two, three and family bathroom.

Master Bedroom

9'4" x 11'0" (2.85 x 3.36)

Double radiator. Double glazed French doors leading to roof terrace. Door leading to en suite.



Kitchen/Breakfast Room

Living Room

Cloakroom

Master Bedroom With En Suite

Two Further Bedrooms

Family Bathroom

Roof Terrace

Garage

Off Road Parking

Enclosed Rear Garden



INTERESTED IN THIS PROPERTY

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En Suite

4'7" x 9'0" (1.41 x 2.75)

Three piece suite comprising of a low level WC, wash hand basin and double shower cubicle. Shaving point. Extractor fan. Radiator. Obscure double glazed window to the rear.

Bedroom Two

9'2" x 13'10" (2.81 x 4.24)

Double radiator. Double glazed window to rear.

Bedroom Three

7'11" x 11'10" (2.42 x 3.63)

Double radiator. Dual aspect double glazed window to front and side.

Family Bathroom

5'7" x 7'2" (1.71 x 2.19)

White suite comprising, low level WC, pedestal wash hand basin and panelled bath with mixer tap over. Tiling to splash prone areas. Shaver point. Radiator. Extractor fan. Double glazed window to side.

Roof Terrace

Access via either French doors off the master bedroom or the first floor landing. This roof terrace is a superb addition to the house and makes for a great dining/entertaining area. Power socket. The roof terrace is fully decked and has courtesy lighting.

Outside

Generous rear garden, laid to lawn enclosed with wooden fencing. Patio area. Water but. Outside tap. Driveway.

Garage

16'2" x 10'5" (4.93 x 3.18)

Up and over door. Power and light. Pedestrian door leading to the garden.

Purchasers Note

There is annual Estate Management Charge of £252.20 for the upkeep of the communal areas.

Disclaimer

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GROUND FLOOR



1ST FLOOR



12 NOVA QUARTER, STREET, BA16 0FT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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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