



29 Queens Road | Street | BA16 0NQ

FREEHOLD

£450,000



## PROPERTY SUMMARY

3  1  2  D 

This detached, spacious family home situated close to the High Street has come to the market. The property comprises over three floors, an entrance hall, kitchen/diner, living room, sitting room, utility room, cloakroom, three double bedrooms, a family bathroom and two attic rooms. Outside is an enclosed rear garden and a driveway for three vehicles. An early viewing is highly recommended to see what this property has to offer.

### Entrance Porch

Door leading to entrance hall.

### Entrance Hall

Stairs to first floor. Doors leading to kitchen/diner and living room.

### Living Room

16 x 16 (4.88m x 4.88m)

Feature fire place with gas fire. Radiator. UPVC double glazed bay window to front.

### Sitting Room

13'2 x 11'6 (4.01m x 3.51m)

Radiator. UPVC double glazed sliding doors leading to rear garden.

### Kitchen/Diner

18'6 x 15'6 (5.64m x 4.72m)

L Shaped. A range of wall, drawer and base units with laminate work surface over. Integrated dishwasher. Integrated Neff double oven, induction hob with cooker hood over. Ceramic sink with with drainer and mixer tap over. Tiling to splash prone areas. Space for an upright American fridge/freezer. Door leading to utility room. Two velux windows. UPVC double glazed window to rear, Space for dining furniture. Door leading to utility room. Door leading to second reception room/bedroom five.

### Utility Room

8'0 x 8'0 (2.44m x 2.44m)

Wall and base units with laminate work surface over. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap over. UPVC double glazed door leading to side. Velux window. Door leading to cloakroom.



Detached House  
Living Room  
Sitting Room  
Kitchen/Diner  
Utility Room  
Three Double Bedrooms  
Bathroom  
Two Attic Rooms  
Enclosed Rear Garden  
Off Road Parking



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### Cloakroom

Low level WC, wash hand basin. Storage cupboard.

### WC

Radiator. Sink over the toilet. UPVC double glazed window to rear.

### Landing

Radiator. Airing cupboard. Doors leading to WC, bathroom, bedroom one, two and three. Stairs to second floor. UPVC double glazed window to side.

### Bathroom

Low level WC, wash hand basin with built in storage unit under. P shaped bath with shower over. Floor to ceiling tiling. Heated towel rail. UPVC double glazed obscure window to rear.

### Bedroom One

13'3 x 11'1 (4.04m x 3.38m)

Radiator. Built in wardrobes. UPVC double glazed window to front.

### Bedroom Two

11'5 x 11'1 (3.48m x 3.38m)

Radiator. Built in wardrobe. Sink with mixer tap over. UPVC double glazed window to rear.

### Bedroom Three

9'6 x 6'8 (2.90m x 2.03m)

Radiator. UPVC double glazed window to front.

### Second Floor Landing

UPVC double glazed window to side. Opening to attic room two.

### Attic Room Two

11'8 x 9'6 (3.56m x 2.90m)

Eaves storage. UPVC double glazed windows to side and front.

### Attic Room One

16'7 x 11'3 (5.05m x 3.43m)

Eaves storage. UPVC double glazed window to rear. Door leading to attic room two.

### Garden

Laid to lawn, enclosed with wooden fencing. Patio and entertaining area. A wide range of mature attractive, shrub, trees and bushes. Garden shed.



## Front Of Property

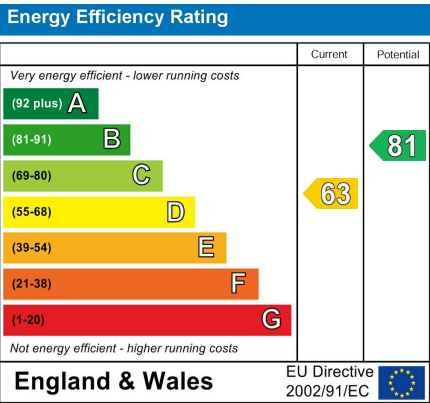
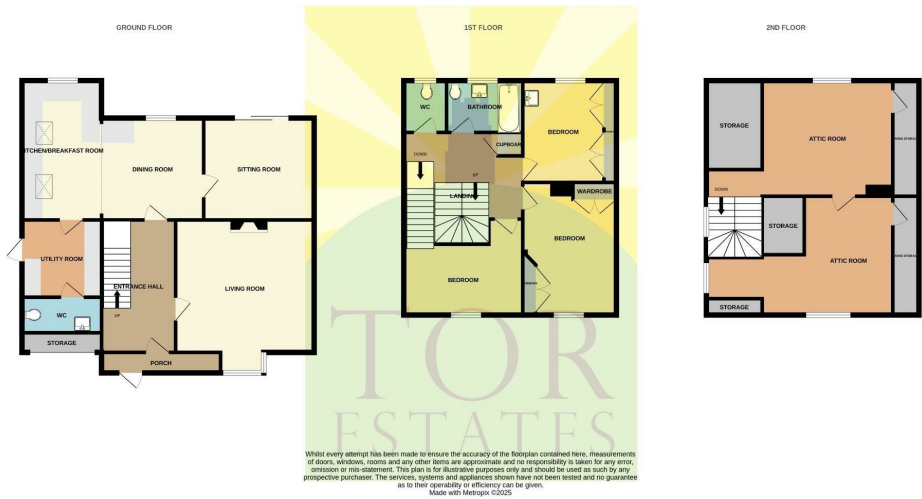
A paved driveway offering off road parking for several vehicles.

## Purchasers Note

New boiler installed January 2024 with approx eight years warranty. Solar panels are owned at the property. The annual income is approximately £1,600.00. There are 12 years left on the lease.

## Disclaimer

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