



## Pilton Vale, £182,500

- Chain free sale
- Three bedrooms
- Two reception rooms
- Front & Rear Garden
- Council tax band D
- EPC Rating: D



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## About the property

Presenting this well-appointed three-bedroom semi-detached house, offered to the market chain free and perfectly situated in a sought-after location. Ideal for first-time buyers, investors, or families, this property blends comfortable living with excellent convenience, providing an appealing opportunity for a variety of purchasers.

Upon entry, the home boasts two generously sized reception rooms. The first reception room features a delightful fireplace, creating a warm and inviting atmosphere—perfect for relaxing evenings or entertaining guests. The second reception room benefits from pleasant garden views and offers direct access to the rear garden, seamlessly connecting indoor and outdoor spaces for family gatherings or alfresco dining.

The kitchen offers a practical layout, designed to meet the everyday needs of a busy household. There are three well-proportioned bedrooms upstairs, including two spacious double bedrooms and a further single bedroom, providing flexibility for family living or a dedicated workspace.

The property is enhanced by a private garden, offering a tranquil retreat ideal for children to play or for keen gardeners to enjoy. An EPC rating of D ensures a balance of energy efficiency, while council tax band D offers manageable outgoings.

This home is conveniently located close to public transport links, highly-regarded schools, and a range of local amenities.



## Accommodation

### Kitchen

7' 5" x 10' 5" ( 2.26m x 3.17m )

### Living Room

12' 8" x 10' 3" ( 3.86m x 3.12m )

### Dining Room

10' 8" x 8' 8" ( 3.25m x 2.64m )

### Bedroom 1

10' 9" x 9' 8" ( 3.28m x 2.95m )

### Bedroom 2

13' 2" x 9' 9" ( 4.01m x 2.97m )

### Bedroom 3

6' 5" x 10' 3" ( 1.96m x 3.12m )



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## Floorplan

## Important Information

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