



**The Ridings,
Coalpit Heath, BS36 2RY**

**PRICE: Asking Price
£295,000**

Property Features

- End Of Terrace Home
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Lounge/Dining Room
- Conservatory
- Front and Rear Gardens
- Garage and Parking
- No Onward Chain

Full Description

Located in the quiet area of The Ridings, Coalpit Heath, this semi detached house presents an excellent opportunity for first-time buyers or those seeking a cosy home. With two well-proportioned bedrooms, this property is ideal for small families or couples looking to establish their own space.

Accommodation comprises, entrance hall with lounge/dining room and conservatory off and kitchen completes the ground floor and to the first floor 2 bedrooms and bathroom.

Additionally, the property includes a garage and a driveway, offering ample parking for up to two vehicles, which is a rare find in many areas.

With no onward chain, this property is ready for you to move in without delay, allowing you to settle in and make it your own. Whether you are looking to start your journey in homeownership or seeking a comfortable place to call home, this two-bedroom starter home in Coalpit Heath is not to be missed.

Entrance Porch

Entrance Via UPVC double glazed door with stain glass inset and side panel to entrance porch, tiled floor, meter cupboard, double glazed door to -

Entrance Hall

Stairs to first floor accommodation, consumer unit, dado rail, double radiator.

Lounge/Dining Room

21' x 12'3 (6.40m x 3.73m)

UPVC double glazed window to front aspect, storage cupboard, dado rail, 2 double radiators, serving hatch, UPVC double glazed door to -



Conservatory
7'1 x 6'9 (2.16m x 2.06m)
UPVC double glazed windows to two sides, door to garden, laminate floor, wall light point.

Kitchen
10'3 x 10'1 (3.12m x 3.07m)
UPVC double glazed window to rear aspect, obscure UPVC double glazed door to rear garden, stainless steel sink unit with mixer tap, wall and base units with laminate work surfaces over, space for cooker with extractor fan over, plumbing for washing machine, space for fridge, tiled splash backs, storage cupboard.

Landing
Access to loft space, storage cupboard, doors to all first floor accommodation.

Bedroom One
15'2 x 8'1 (4.62m x 2.46m)
UPVC double glazed window to front aspect, double radiator, cupboard housing central heating boiler.

Bedroom Two
12'11 x 10' (3.94m x 3.05m)
UPVC double glazed window to rear aspect, double radiator.

Bathroom
2 Obscure UPVC double glazed windows to rear aspect, double radiator, bathroom suite comprising panelled bath with shower over, WC, wash hand basin with vanity unit under, tiled splash backs.

Single Garage
15'10 x 11'7 (4.83m x 3.53m)
Up and over door, personnel doors to front driveway and rear garden, power and light.

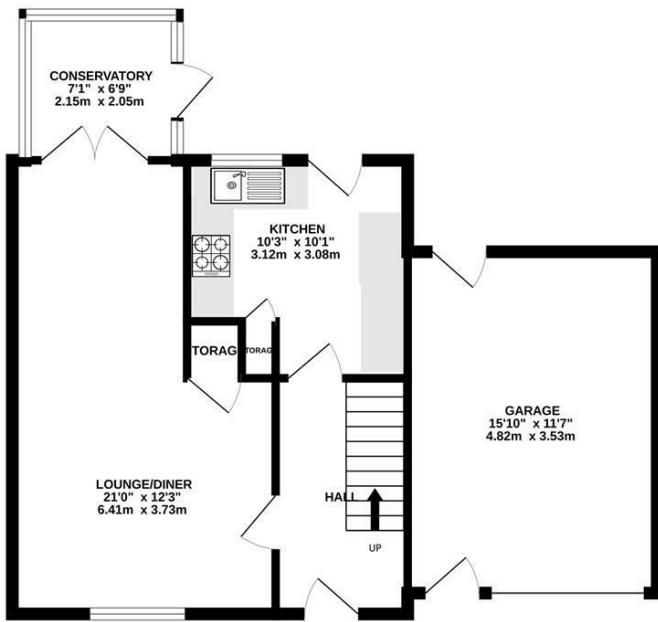
Front Garden
Laid to driveway providing off street parking,



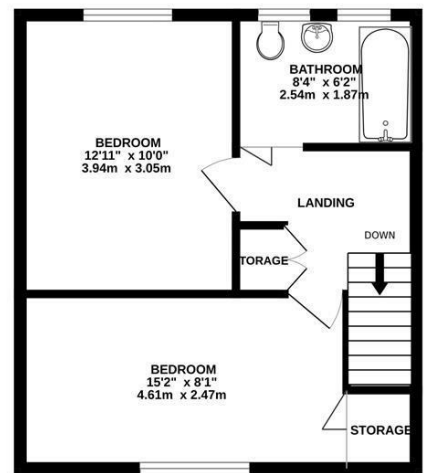
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements