



Silver Birch 25 Marksbury, Bath, BA2 9HR

Offers In The Region Of £500,000

Nestled in the charming village of Marksbury, this delightful two/three bedroom detached house presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. With no onward sales chain, this property is ready for you to make it your own.

The home is well presented and boasts uPVC double glazing throughout, ensuring warmth and comfort. The property features a garage with off-street parking, a valuable asset in this desirable area. Both the front and rear gardens are well tended, providing a lovely outdoor space to enjoy the picturesque countryside views that surround the property.

Marksbury is a highly sought-after location, known for its friendly community and excellent amenities. Families will appreciate the nearby popular primary school, as well as the catchment area for Wellsday School in Keynsham. For everyday needs, a Co-operative store and petrol station are conveniently located within the village, while a wider selection of shops and services can be found in the nearby towns of Keynsham and Chew Magna.

Entrance via uPVC double glazed front door into

Porch

uPVC double glazed windows to front and side aspects, door to

Hallway

8'2" x 6'0" (2.49 x 1.83)

Stairs rising to first floor landing, single radiator, doors to

Kitchen/Breakfast Room

10'5" x 12'4" (3.18 x 3.77)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and electric hob with extractor over, space for under unit fridge freezer, space and plumbing for dishwasher, single radiator, under stairs storage cupboard, uPVC double glazed obscured glass door to alleyway.

Alleyway

Pedestrian door to garage, door to rear aspect, door to

Utility Area

Space and plumbing for washing machine, space for additional fridge freezer.

Bathroom

8'0" x 5'10" (2.45 x 1.80)

uPVC double glazed obscured windows to side and front aspect, paneled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, heated towel rail.

Sitting Room

12'8" x 12'11" (3.88 x 3.96)

uPVC double glazed window to front aspect, double radiator.

Bedroom Three/Study

5'11" x 12'11" (1.81 x 3.96)

uPVC double glazed window to rear aspect, double radiator.

First Floor Landing

Access to loft space, doors to

Master Bedroom

16'3" x 11'7" (4.96 x 3.55)



uPVC double glazed window to side aspect enjoying stunning countryside views, single radiator, fitted wardrobes.

Bedroom Two

16'2" x 9'2" (4.95 x 2.80)



uPVC double glazed window to side aspect, 2 single radiators, fitted wardrobes.

W/C

Obscured uPVC double glazed window to rear aspect, close coupled w/c, wash hand basin with mixer taps and storage beneath.

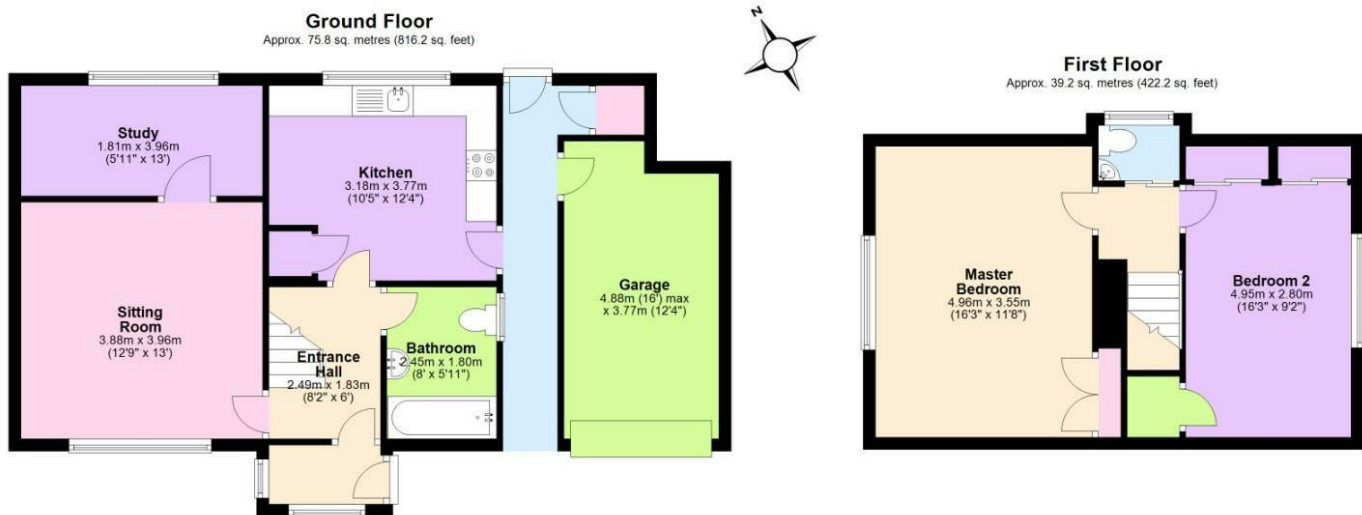
Outside



The front of the property is well maintained with a gravel driveway providing off street parking for several vehicles and access into the garage with metal up and over door, the remainder is laid mainly to lawn with a selection of trees and shrubs surrounding the lawn. There is side access to the rear garden from both sides. The rear garden has a patio area ideal for garden furniture immediately adjacent to the property, the remainder is laid mainly to lawn and is enclosed by stone walling.

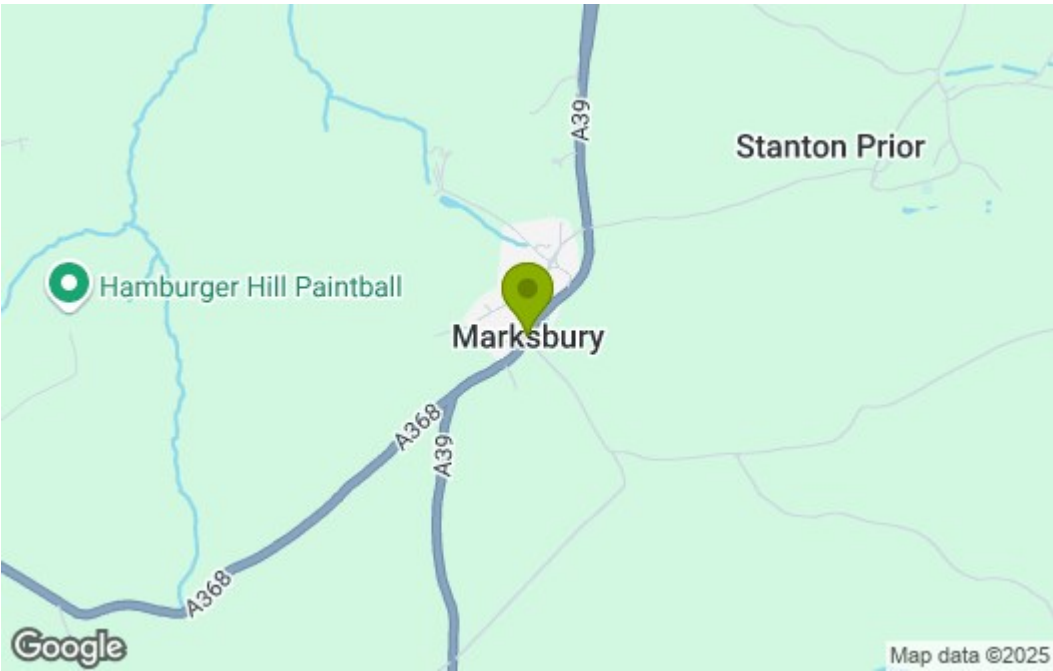
Directions

Floor Plan

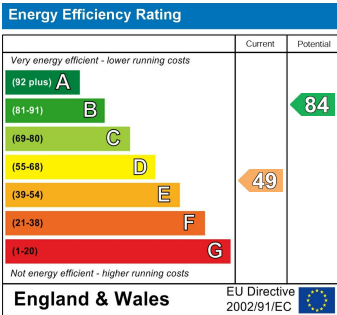


Total area: approx. 115.1 sq. metres (1238.4 sq. feet)
25 Silver Birch , Marksbury, Bath

Area Map



Energy Efficiency Graph



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