



2 Underwood Road | Glastonbury | BA6 9BG

FREEHOLD

£359,000

## PROPERTY SUMMARY



This three bedroom detached house in Glastonbury has come to the market. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The layout offers a great flow, allowing for both cosy family gatherings and larger social events. The property is in need of modernising, which gives you the chance to put your personal touch on every corner, transforming it into a contemporary haven that reflects your style. Don't miss out on the chance to make this house your home, an early viewing is highly recommended.



### Porch

Two double glazed windows to front and side. Double doors leading into entrance hall.

### Entrance Hall

Doors leading to study, kitchen and living room.

### Lounge/Diner

18'6" x 16'6" (5.66 x 5.03)

Two radiators. Feature fireplace. UPVC double glazed window to front. UPVC double glazed sliding doors leading to rear garden. Door leading to kitchen.

### Kitchen

11'1" x 7'6" (3.38 x 2.29)

A range of wall, drawer and base units with work surfaces over. Integrated electric oven, electric hob and cooker hood over. Integrated sink with drainer and mixer tap over. Space for an upright fridge/freezer. Space and plumbing for a washing machine. UPVC double glazed window to rear. Door leading to utility room.

### Utility Room

9'10" x 5'5" (3.00 x 1.66)

Radiator. Tiled floor. Base and wall units with work surfaces over. Doors leading to study, downstairs WC workshop.

### WC

Radiator. Low level WC, wash hand basin. Tiling to splash prone areas.

### Workshop

11'11" x 7'8" (3.64 x 2.35)

Storage Cupboards. Door leading into workshop two.

Detached House

Living Room

Kitchen

Study

Utility

Three Bedrooms

WC

Shower Room

Workshop

Off Road Parking



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PROPERTY**

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**Workshop Two**

8'1" x 5'8" (2.48 x 1.73)

Storage Cupboards. Double doors leading to driveway.

**Study/Mezzanine**

Radiator. Stairs to mezzanine. Dual aspect UPVC double glazed window to front and side.

**Stairs To First Floor**

**Landing**

Doors leading to bedrooms one, two, three and family shower room.

**Bedroom One**

10'1" x 14'7" (3.09 x 4.47)

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

**Bedroom Two**

8'5" x 12'7" (2.57 x 3.86)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

**Bedroom Three**

7'2" x 9'11" (2.20 x 3.04)

Radiator. Cupboard. UPVC double glazed window to front.

**Shower Room**

Low level WC, wall mounted sink and walk in shower. Tiling to splash prone areas. Wall mounted towel rail. Extractor fan. UPVC double glazed obscure window to rear.

**Rear Garden**

A variety of mature plants, shrubs and bushes. Greenhouse. Wooden garden shed. Far reaching views.

## Front Of Property

Garden laid to lawn with various mature plants, trees and bushes. Patio and entertaining area. Garden sheds. Wishing well. Gate leading to the side of the property and rear garden. Driveway providing off road parking for several vehicles.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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