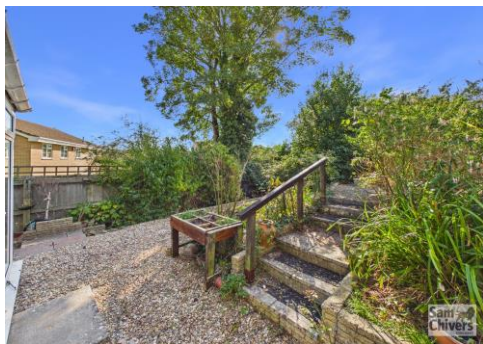




- A three bedroom detached home in a quiet location
- Bay fronted lounge leading into dining room
- Well fitted kitchen and rear conservatory
- Mature rear garden, garage parking
- Excellent location close to the Greenway
- Offered for sale with no onward chain



'Quietly positioned at the head of a small cul-de-sac, this three bedroom detached home has lots of potential and is offered for sale with no chain!'

This three bedroom detached home is one of just five properties in this small residential cul-de-sac and has space to potentially extend at the rear or over the garage if the correct permissions have been obtained. The property has been very well cared for over the years and enjoys accommodation comprising entrance lobby with handy cupboard and door into a ground floor wc. Bay fronted lounge with stairs to the first floor and double doors which lead into a separate dining room. There is a compact kitchen which is very well fitted could be made larger by opening up with the dining area and across the rear is a conservatory overlooking the garden. On the first floor there are three bedrooms all of which are a comfortable size and there is a smart shower room. The property has GCH and double glazing. Offered for sale with no onward chain.

Externally the property has driveway parking in front of a good size single garage. At the rear there is a mature private garden with a private feel and is laid mainly to chippings with mature beds and borders and a raised patio area which enjoys the evening sun. There is space to the side of the property and an access gate plus a personal door into the rear of the garage.

Grace Drive is a well regarded residential road within the town and is within walking distance of the town centre and its amenities, a selection of local schools and nurseries and has the Norton Radstock Greenway right upon its doorstep which is perfect for those looking for leafy walks or for leisure activities. Bath, Bristol, Wells and Frome are all under 30 minutes drive making the town an ideal commuter base. Sellers are suited with a vacant property!





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.