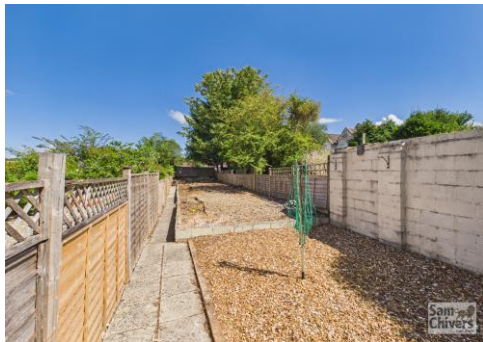




- A smart two bedroom end of terrace cottage
- Newly decorated with new carpets
- Lounge, separate dining room and good size kitchen
- Two generous sized bedrooms and a first floor bathroom
- Lengthy garden requiring some general landscaping
- Offered for sale with no onward chain



'A smart and well presented end of terrace cottage that is being offered for sale with no onward chain!'

This two bedroom, natural stone, end of terrace cottage would make a fantastic first home and is presented in smart order throughout with new carpets and fresh décor throughout. The property enjoys accommodation comprising an entrance porch perfect for shoes and coats and this leads through to a cosy lounge with staircase leading up to the first floor landing. There is a separate dining room and to the rear a sizeable, well fitted kitchen with door to the rear garden. On the first floor there are two generous sized bedrooms and a first floor bathroom with a shower over the bath. The property is double glazed and has gas central heating. The property is offered for sale with no onward chain.

The property has a lengthy rear garden that is low maintenance being predominantly laid to chippings but would require some further landscaping. There is a shared pedestrian pathway serving the terrace.

The property is located at the top of Rock Road and is handy for access to both the High Street and local schools for all ages. Bath and Bristol are within daily commuting distance with public transport to both cities available from the town centre.

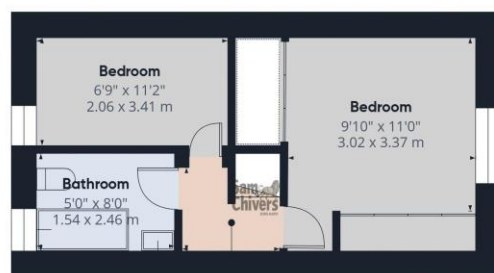
Tenure: Freehold

Council Tax Band: B





Floor 0



Floor 1



Approximate total area⁽¹⁾

747 ft²
69.4 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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.