



- A smart three bedroom property enjoying a great location
- Entrance lobby and lounge to front
- Feature kitchen dining room with plenty of storage
- Three very good size bedrooms and attractive family bathroom
- Fully enclosed, low maintenance south facing garden
- Walking distance of local schools and amenities



'A smart three bedroom end of terrace home, tastefully presented and in a super convenient, quiet location!'

This three bedroom end of terrace home is in great condition with a modern, tasteful finish throughout. The property enjoys accommodation which comprises, an entrance porch leading into a light and bright lounge with stairs to the first floor. There is an attractive, stylish kitchen across the rear with plenty of units and a selection of integrated appliances plus a large understairs cupboard. On the first floor there are three generous sized bedrooms, a fantastic family bathroom and there are two large storage cupboards on the landing. The property has GCH and double glazing.

Externally the property has a fully enclosed garden which has recently been updated and offers artificial turf and a patio area. The rear garden has a lovely sunny, Southerly aspect and there is also a rear access gate.

Pinewood Grove is a quiet residential cul-de-sac with views over playing fields to the rear. The town centre is a ten minute level walk where a good variety of shops and services are available including regular public transport. Bath city centre is just eleven miles and Bristol city centre is fourteen miles.

Tenure: Freehold

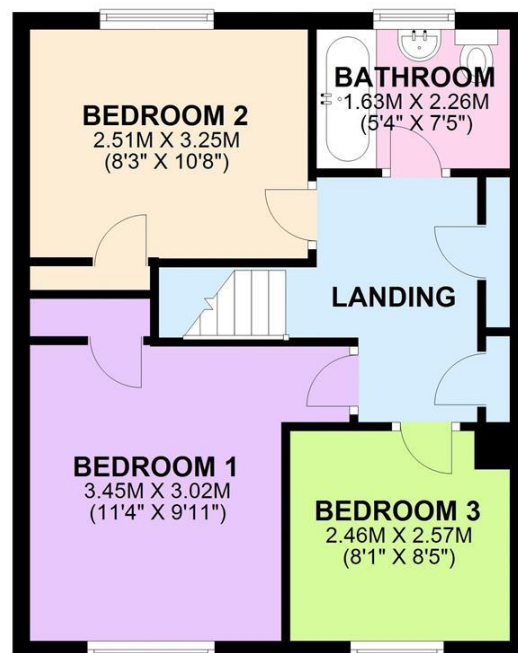
Council Tax Band: B



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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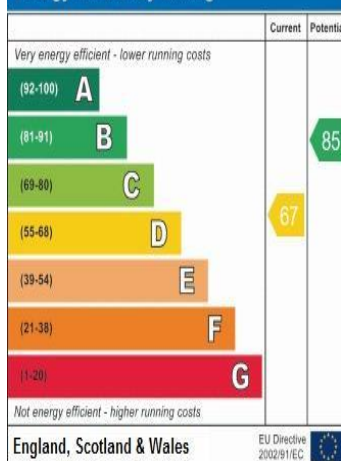
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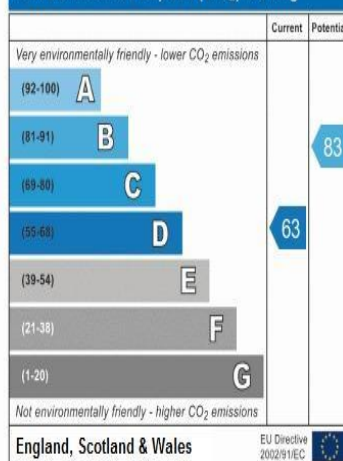
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Sam Chivers Estate Agents can also provide 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

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