



76 Orchard Road | Street | BA16 0BT

FREEHOLD

£377,500

PROPERTY SUMMARY



This beautifully presented mid-terrace house on Orchard Road in Street has come to the market. The property boasts two reception rooms providing ample room for relaxation and entertaining, a kitchen/diner, a utility room and four bedrooms. The house has two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is a garage and off road parking space a rare find in such a desirable location. Do not miss the chance to make this lovely property your new home.

Entrance Porch

Original tiled flooring. Stained glass door leading into entrance hall.

Entrance Hall

Radiator. Doors leading to living room and kitchen. Stairs to first floor.

Living Room

14'2 x 12'5 (4.32m x 3.78m)

Radiator. Feature fireplace. UPVC double glazed window to front.

Dining Room/Snug

13'7 x 11'10 (4.14m x 3.61m)

Tiled flooring. Electric fire. Opening into kitchen.

Kitchen/Diner

18'2 x 12'9 (5.54m x 3.89m)

A range of wall, base and draw units with wooden work surfaces over. Sink with drainer and mixer tap over. A rangemaster cooker, six ring hob with extractor hood over. Space for an American sized fridge/freezer. Space and plumbing for a dishwasher. UPVC double glazed French doors leading to rear garden. Door leading to utility room. Tiled flooring.

Utility Room

5'8 x 6'0 (1.73m x 1.83m)

Base units with work surface over. Sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for a tumble dryer. Door leading to rear garden. Door leading to shower room.

Shower Room

7'3 x 5'11 (2.21m x 1.80m)

Low level WC, wash hand basin and a walk in shower. Heated towel rail. Extractor fan.

Landing

Airing cupboard housing a Bosch boiler. Door leading to bedrooms, one, two, three, four and bathroom. Loft access with loft ladder.



- Mid Terrace House
- Living Room
- Dining Room/Snug
- Kitchen
- Utility Room
- Shower Room
- Four Double Bedrooms
- Bathroom
- Garage
- Off Road Parking



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PROPERTY
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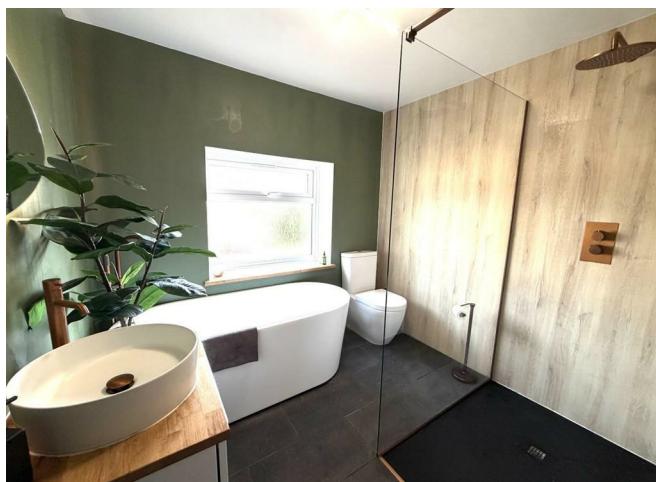
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Bedroom One

11'7 x 15'8 (3.53m x 4.78m)

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

Bedroom Three

13'2 x 9'0 (4.01m x 2.74m)

Radiator. UPVC double glazed window to rear.

Bedroom Four

12'4 x 8'2 (3.76m x 2.49m)

Radiator. UPVC double glazed window to front.

Bedroom Two

11'5 x 9'9 (3.48m x 2.97m)

Radiator. UPVC double glazed window to rear.

Bathroom

Low level WC, counter top basin with storage under. Double walk in shower. Free standing bath. UPVC double glazed obscure window to rear.

Rear Garden

Garden is low maintenance, laid to slate and patio slabs. Raised beds. Borders with a range of plants and trees. Patio and entertaining area. Gate at the end of the garden, leading to a parking space for one car.

Garage

17'9 x 10'6 (5.41m x 3.20m)

Up and over door. Power and light. Window. Pedestrian door to the side. Electric car charging port.

Front Of Property

A gate with a pathway leading to the front door. Slate border with a range of trees and plants.

Purchasers Note

The property has solar panels that generate an estimated 5600 KWH per year with 2 KW battery storage.

There is a annual charge of £50 to Laura Terrace LTD for the use the the back lane behind the house for rear access.

Disclaimer

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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