



- A three bedroom end of terrace home
- Sat on a really good size corner plot
- Lounge/dining room and well fitted kitchen
- Three generous sized bedrooms and a shower room
- Garage and easy driveway parking
- Offered for sale with no onward chain



***'A three bedroom end of terrace home set on a good size corner plot and with lots of potential!'***

This three bedroom end of terrace property sits on a sizeable plot with a great deal of potential. The property currently has accommodation offering an entrance hallway with a ground floor wc and stairs to the first floor, lounge/dining room and a well fitted kitchen. Rear lobby with access to the old coal house/store and there is a door out to the side. On the first floor there are three bedrooms all of which are a comfortable size and a shower room. GCH and double glazing. Offered for sale with no onward chain.

The gardens largely surround three sides of the property and is mainly laid to lawn for the most part. The property has great potential for extension and there is also a garage and driveway parking although the garage is likely in need of some attention. Within the garden there is a timber cabin which could make a really handy office space, garden room or potentially a gym area.

Frederick Avenue is located on the south side of Peasedown St John and is just a five minute walk to the village centre where a good variety of shops and services can be found. There is a popular primary school, doctors, dentist and vets. Regular public transport to Bath passes through the village. Bath city centre is approx eight miles and Bristol city centre is seventeen miles.







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

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](mailto: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.