



- A three bedroom semi detached home in a popular spot
- Spacious lounge & kitchen/dining room
- Three generous size bedrooms and a first floor bathroom
- Enclosed, private garden, garage and driveway
- Ready for a prospective buyer to put their own stamp on
- Offered for sale with no onward chain



'Offered for sale with no onward chain, this three bedroom semi detached home requires some cosmetic updating throughout but could suit a variety of buyer types!'

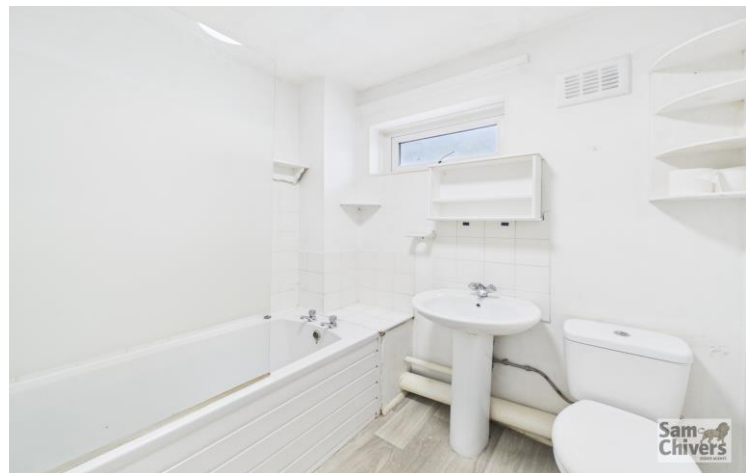
Located on the ever popular Waterford Park development, this three bedroom semi detached home offers an opportunity for a prospective buyer to purchase and put their own stamp on a property. The accommodation comprises a handy entrance porch perfect for shoes and coats and this leads into a nice size lounge with the stairs to the first floor. There is a kitchen/dining room across the rear which requires some updating and has a large cupboard housing the boiler as well as doors out to a conservatory. On the first floor there are three bedrooms all of which are a comfortable size and a bathroom with shower over the bath. The property has GCH and double glazing and is offered for sale with the added bonus of no onward chain.

Externally the property has a single garage with up and over door and driveway to the front, there is a front lawn garden which could also be adapted to create extra parking with the correct permissions being sought. At the rear there is a fully enclosed garden laid to paving and chippings for ease of maintenance.

Waterford Park is a well regarded and popular area that is conveniently positioned close to a range of schools and nurseries, convenience stores and has handy access to fields and countryside. Bath & Bristol are approx 30 minutes drive for those needing to commute or wanting to be closer to the larger cities.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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.