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31 Winterfield Park

Paulton
BS39 7RY

£265,000



- A really smart two bedroom semi detached home
- Garage and driveway parking for two cars
- Modern, well fitted kitchen and shower room
- Lounge with door opening onto the garden
- South facing rear garden
- Offered for sale with no chain







'Having been the subject of a great deal of modernisation in recent times, this two bed home could be a great option for a variety of buyers and has a lovely sunny South facing garden!'

This two bedroom semi detached home is presented in excellent order throughout and is one to be viewed to be appreciated fully! The accommodation comprises entrance hallway with stairs to the first floor, a light and bright lounge with door out to the garden and there is a smart, modern fitted kitchen overlooking the front. On the first floor the property benefits from two generous sized double bedrooms as well as am attractive, tasteful shower room. The property has GCH and double glazing. Offered for sale with no onward chain.

Externally the property has brick paved driveway providing parking for two cars in front of a single garage with electric door. The rear garden is a real sun trap being facing almost perfectly South. The rear garden is fully enclosed and has a lovely patio area with canopy over and steps then rise up to a lawn. The garage has electric and sensor lighting plus a wc and hand basin has been added and can be accessed from the rear garden.

Winterfield Park is a quiet well established residential location which offers easy access to open countryside. The village of Paulton is well served with doctors, dentist, a very good Infant and Primary school, community hospital and pharmacy. Convenience store and a variety of local shops. Bath and Bristol are within easy daily commuting distance.

Tenure: Freehold **Council Tax Band:** B



















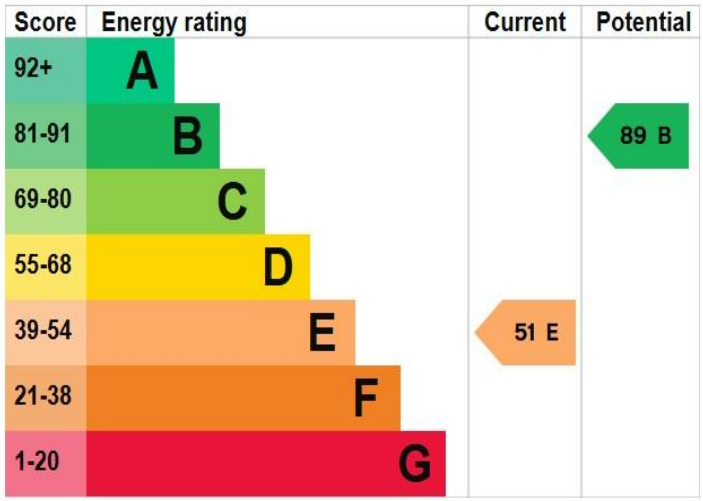
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Sam Chivers Estate Agents

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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.