

12 Clemence Road | Street | BA16 0SR

FREEHOLD

£320,000

## PROPERTY SUMMARY



This well-presented three-bedroom semi-detached home is situated in a highly sought-after location and is offered to the market with no onward chain. The accommodation comprises a spacious lounge/diner, kitchen, utility room/WC, three well-proportioned bedrooms, and a shower room.

Externally, the property benefits from a generous rear garden, off-road parking, and a garage.

An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

### Entrance Hall

Stairs to first floor. Door leading to kitchen and lounge/diner.

### Lounge/Diner

22'11 x 11'11 (6.99m x 3.63m)

Radiator. UPVC double glazed window to front. UPVC double glazed sliding doors to rear garden. Dining area. Radiator. Door leading to kitchen.

### Kitchen

10'5 x 10'5 (3.18m x 3.18m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space for a under counter fridge. Space and plumbing for a dishwasher. Space for an oven. Cooker hood. Tiling to splash prone areas. Understairs storage cupboard.

### Rear Hallway

Door to garage. Door to utility room/WC. UPVC double glazed door leading to rear garden.

### Utility Room/WC

Space and plumbing for a washing machine. Low level WC. Wall mounted sink. UPVC obscure double glazed window to rear.

### Landing

Doors leading to bedroom one, two, three and shower room. Airing cupboard. Loft access with a loft ladder.

### Bedroom One

12'2 x 11'0 (3.71m x 3.35m)

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



Semi Detached Home

Lounge/Diner

Kitchen

Utility Room/WC

Three Bedrooms

Shower Room

Rear Garden

Garage

Off Road Parking

No Onward Chain



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PROPERTY**

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**Bedroom Two**

10'7 x 11'1 (3.23m x 3.38m)

Radiator. UPVC double glazed window to rear.

**Bedroom Three**

8'9 x 7'11 (2.67m x 2.41m)

Radiator. UPVC double glazed window to front.

**Shower Room**

Low level WC, wash hand basin and double walk in shower. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to side.

**Rear Garden**

Garden laid to lawn enclosed with wooden fencing. Patio and entertaining area. Shed.

**Garage**

17'5 x 8'7 (5.31m x 2.62m)

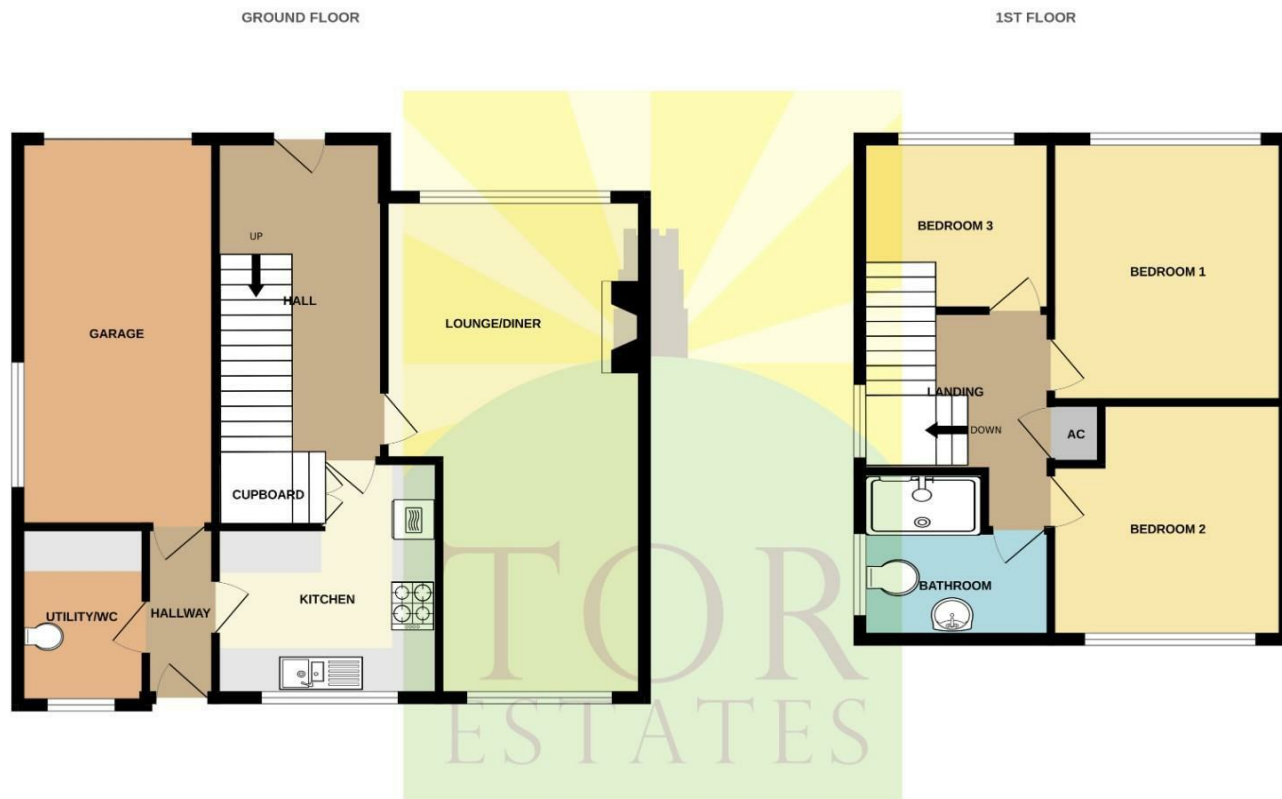
Up and over door. Power and light. UPVC double glazed window to side. Door to rear.

**Front Of Property**

Driveway providing off road parking for two vehicles. Garden laid to lawn. Side access to the rear garden.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		83

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