



Holcombe Vale,

Price £450,000

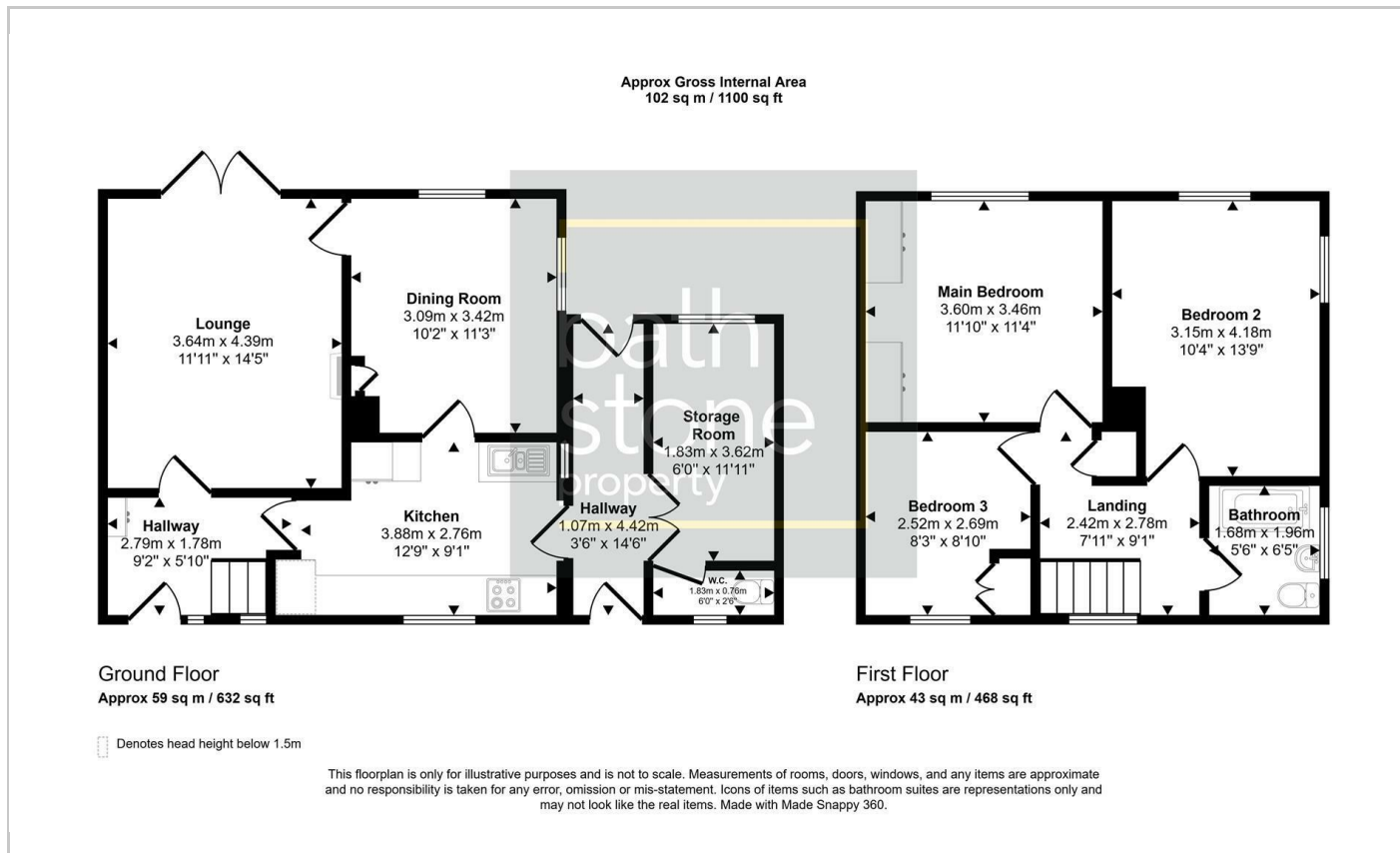
**FOR SALE**



- No Chain
- Semi-linked Detached
- Driveway Parking
- Three Bedrooms
- Two Reception Rooms
- Sizable Garden

## THE PROPERTY

Vendors comments, "This home was purchased by my parents almost 50 years ago. It was chosen for its quiet location, especially in comparison to where we previously lived in Bathampton, as well as its excellent catchment for both primary and secondary schools. Growing up there was both safe and enjoyable, with the green at the front of the property and a nearby park providing the perfect space for us to play and spend time outdoors."



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	