



- An smart and extended end of terrace property
- Six miles from Bath city centre, regular public transport on the doorstep
- Lounge dining room with doors onto garden and spiral staircase
- Fitted kitchen, gas central heating and double glazing
- Fully enclosed patio garden to rear, garage and drive
- Offered for sale with no onward chain!



"A smart end of terrace property which has been extended to the rear and boasts a feature spiral staircase, a fully enclosed patio garden, private drive parking and garage".

The accommodation comprises an entrance hallway with storage cupboards, a fitted kitchen with a range of units, integrated oven and hob, window to front. A spacious lounge dining has patio doors opening onto the garden and a spiral staircase rising to first floor. Two double bedrooms both with fitted wardrobes and an attractive tiled shower room with walk in shower enclosure. Gas central heating and double glazing.

Outside to front is a small garden space, stepped pathway to front door and gated access to side. The rear garden is arranged over two levels and laid to patio therefore demanding minimal maintenance. The side of the property lend itself perfectly to an area to store bins etc. Gated access from the rear of the garden leads to a private drive for one car and garage with power and lighting.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.