TELEPHONE
01761 411020

EMAIL
sales@samchiversproperty.co.uk

3 Gladstone Street

Midsomer Norton
BA3 2BR

£245,000



- A character cottage with many interesting features
- Porch/boot room with oak settle and vanity lighting
- Lounge with log burner style gas fire, separate home office space
- Kitchen with space for table, rear lobby with store cupboard
- Two good sized double bedrooms
- Enclosed south facing garden to front, rear yard and workshop







"A charming natural stone cottage which is situated in a quiet position close to open fields and yet only a ten-minute walk to the High Street".

The property has been the subject of careful attention with the fitting on natural oak features through the house. A handy entrance porch boasts a solid oak purpose-built settle with seating, coat hanging, vanity lighting, boot space and overhead storage, an oak glazed door opens into the lounge with a feature recessed log burner style gas fire, oak flooring and bespoke fitted storage cupboards topped with oak shelving. There is a home office area with desk space and shelving overlooking and pleasant sunny aspect overlooking the front garden. The kitchen has a free-standing cooking range, fitted cupboards and space for a dining table. The rear lobby hosts a storage cupboard which houses the washing machine and a wall hung gas boiler. Stable style door to rear yard and door into the bathroom with shower over bath. On the first floor are two good sized double bedrooms, one with oak floorboards.

Outside to front is a fully enclosed garden which appreciates a sunny southerly aspect, log / bin store and gravelled patio area (many of the cottages in the terrace have taken part of this garden to create private parking). To the rear of the property is a shared access leading to the rear yard space and a handy storage shed with window and door. Agents Note: this really is a lovely character cottage offering plenty of space and interesting features, a viewing is encouraged to fully appreciate the workmanship on display here.

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



















Approximate total area(1)

650 ft²

60.3 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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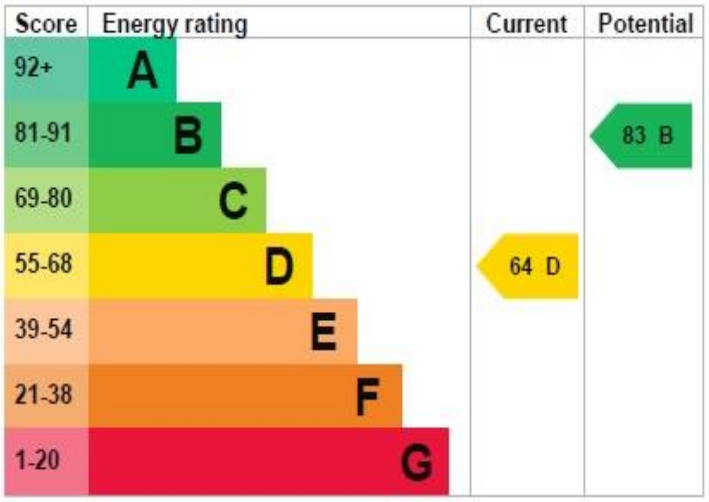
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Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

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.