



- An end of terrace house which enjoys a tucked away and leafy location just 6 miles from Bath city centre
- Lobby into lounge with a nice aspect to front, kitchen dining room opening onto the rear garden
- Two bedrooms and bathroom with shower over bath, gas central heating and double glazing
- Private side drive with natural space to extend if required to the left-hand side of this area
- Enclosed south facing garden to rear with a pleasant mature tree backdrop
- Offered for sale with no onward chain!



"A two-bedroom end of terrace house occupying a large cornerplot which provides ample parking and offers the potential to extend (nppr), offered for sale with no onward chain".

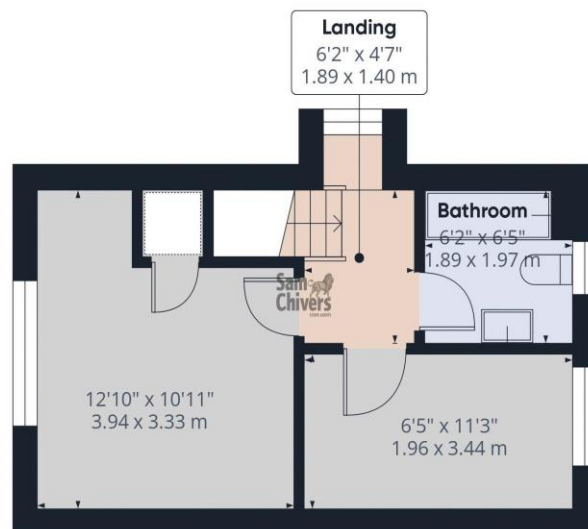
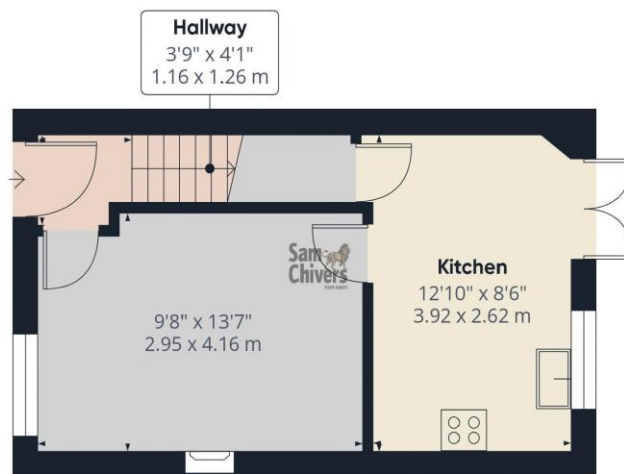
The accommodation comprises entrance lobby with door to lounge and staircase rising to first floor. The lounge with window to front enjoys pleasant aspect. The kitchen dining room has a range of fitted units, handy understair storage cupboard, window and French doors opening onto the private rear garden. On the first floor there are two bedrooms and a family bathroom with shower over bath.

Gas central heating with boiler installed in 2020, double glazing. Full electrical inspection carried out in June 2022.

Outside to front is a level lawn garden, to side the private drive is bordered to its left-hand side by a further level grassed area which would lend itself well to additional parking, if required. Gated access leads into an enclosed rear garden which points directly south and therefore will have a sunny aspect.

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





Approximate total area<sup>(1)</sup>  
540 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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