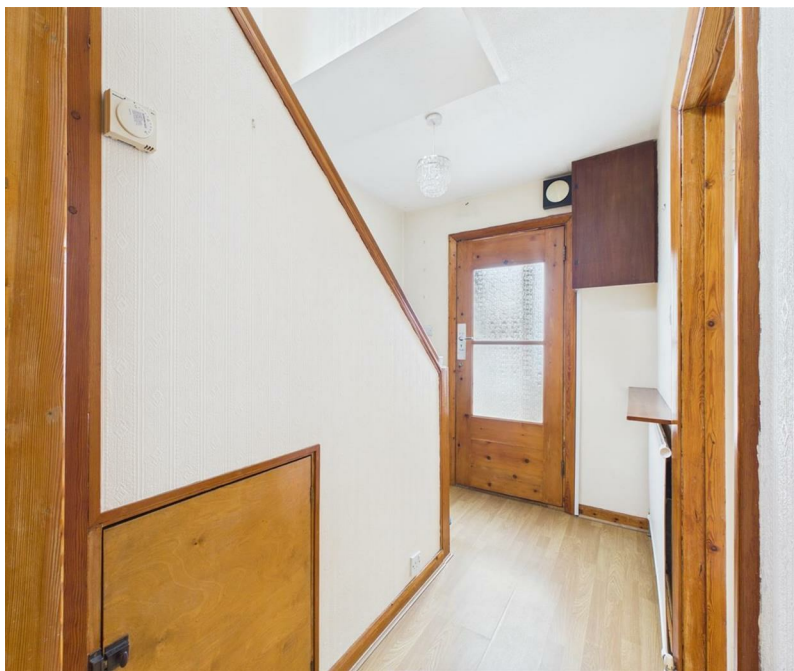




An attractive 1930s three-bedroom semi-detached house, ideally situated in this sought-after location within easy walking distance of a wide range of amenities, John Coles Park, the town centre, local schools and the mainline railway station. The property offers well-proportioned accommodation, a good-sized private rear garden, driveway parking, a detached garage with workshop and is offered for sale with no onward chain.

The accommodation comprises an entrance porch and welcoming entrance hall with understairs cloakroom, an extended sitting room overlooking the rear garden with access to a useful rear boot room, dining room and fitted kitchen.

To the first floor, there is a landing with side aspect window, a primary bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes, a further third bedroom, shower room and separate WC.

Further benefits include double glazing and gas central heating.

Externally, the front of the property features a low-maintenance driveway providing off-road parking, with wooden gates opening to additional parking and access to the detached garage, which benefits from a workshop to the rear. The good-sized rear garden enjoys a good degree of privacy and provides an attractive outdoor space for relaxing and entertaining.

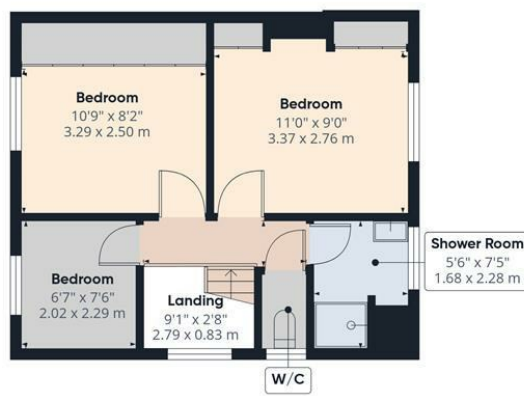
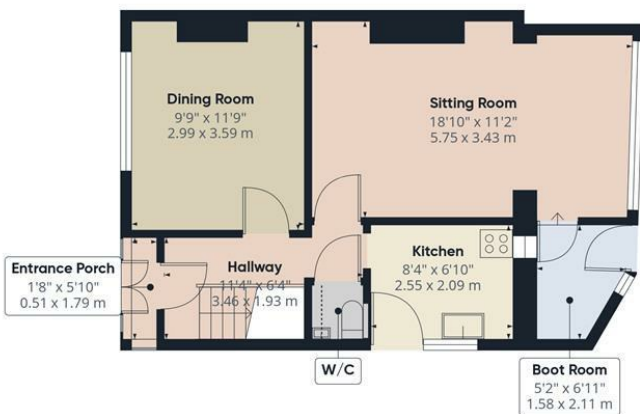
The property is ideally positioned for access to local schools, everyday amenities, John Coles Park and the town centre, with the mainline railway station also within walking distance. For commuters, Junction 17 of the M4 is approximately four miles to the north, providing convenient road links towards Bristol, Bath and Swindon.

An attractive period home in a convenient and well-connected location, with excellent outdoor space, parking, garage and workshop, and offered with no onward chain.

- Attractive 1930s Three Bedroom Semi-Detached House
- Good-Sized Private Rear Garden
- Driveway & Additional Gated Off-Road Parking
- Walking Distance of John Coles Park & Town Centre
- Excellent Access to M4 J17, Bristol, Bath & Swindon
- Extended Rear Sitting Room
- Detached Garage & Workshop
- Two Double Bedrooms with Fitted Wardrobes & Single Third Bedroom
- Walking Distance of Mainline Railway Station
- Offered For Sale With No Onward Chain







Atwell
Martin

Approximate total area⁽¹⁾1097 ft²101.9 m²

Reduced headroom

1 ft²0.1 m²

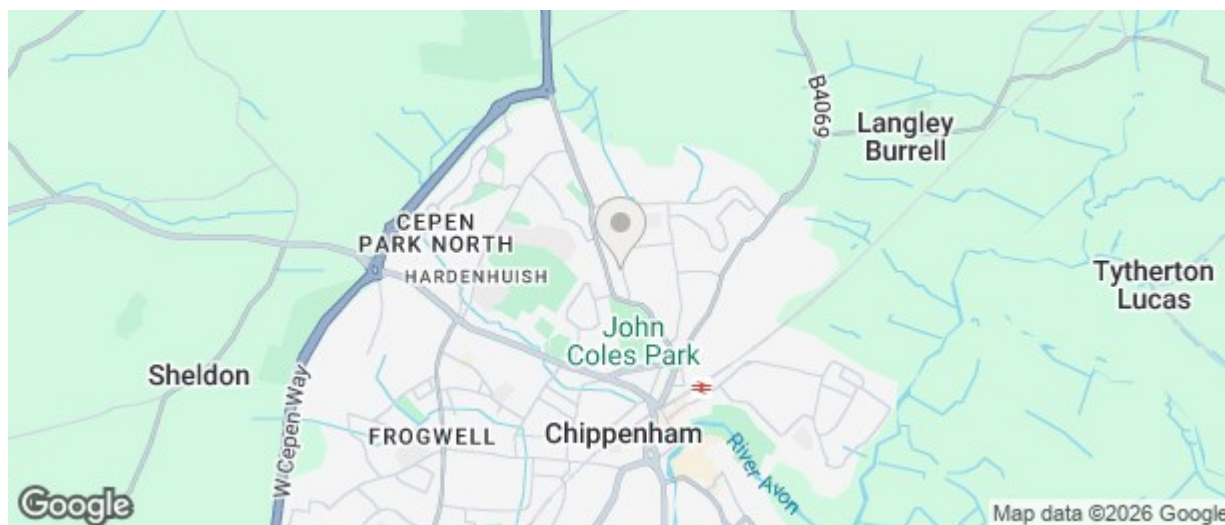
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 52			78
Not energy efficient - higher running costs			
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 52			
Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			