



22 Austin Road | Glastonbury | BA6 9BD

FREEHOLD

£275,000

PROPERTY SUMMARY



Situated on the popular Austin Road in Glastonbury, this well-presented end-terrace house makes a lovely family home. The property offers three good-sized bedrooms, a bright and welcoming reception room and a modern extended living space leading through to a pleasant sun room, providing a lovely space to relax and enjoy the natural light. The accommodation also includes a well-appointed bathroom and benefits from rear garden and garage.

A great opportunity for anyone looking for a comfortable family home in a popular area of Glastonbury. An early viewing is highly recommended.

Entrance Hall

Stairs rising to first floor. Radiator. Door leading to living room. UPVC double glazed door to front.

Living Room

Radiator. Feature fire place. Gas fire. Under stairs cupboard. UPVC double glazed window to front. Door leading to kitchen.

Kitchen/Diner

8'10 x 8'0 (2.69m x 2.44m)

A range of modern wall, drawer and base units with work surfaces over. Inset sink with drainer and mixer tap over. Integrated electric oven, gas hob and cooker hood over. Integrated dishwasher. Room for dining furniture. UPVC double glazed window to side. Opening to sun room.

Sun Room/Utility Room

15'4 x 7'6 (4.67m x 2.29m)

Space and plumbing for a washing machine. Space for tumble dryer. Storage cupboards. Radiator. UPVC double glazed window to side. UPVC double glazed window to rear. UPVC obscure door to rear.

Landing

UPVC double glazed window to side. Door leading to bedroom one, two, three and bathroom. Storage cupboard. Loft access.

Bedroom One

13'5 x 9'0 (4.09m x 2.74m)

Radiator. UPVC double glazed window to rear.



End Of Terrace House

Living Room

Kitchen/Diner

Sun Room/Utility

Three Bedrooms

Bathroom

Rear Garden

Garage

UPVC Double Glazing

Gas Central Heating



INTERESTED IN THIS PROPERTY

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Bedroom Two

10'1 x 8'10 (3.07m x 2.69m)

Radiator. UPVC double glazed window to front.

Bedroom Three

7'2 x 6'5 (2.18m x 1.96m)

Radiator. UPVC double glazed window to front.

Bathroom

Low level WC, wash hand basin with storage under and panelled bath with shower over. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to rear.

Rear Garden

Garden laid to lawn, enclosed with wooden fencing. Patio and entertaining area. Gate leading to garage.

Front Of Property

The front garden is laid to lawn. There is a pathway leading to the front door. Gate leading to the side of the property.

Garage

Up and over door.

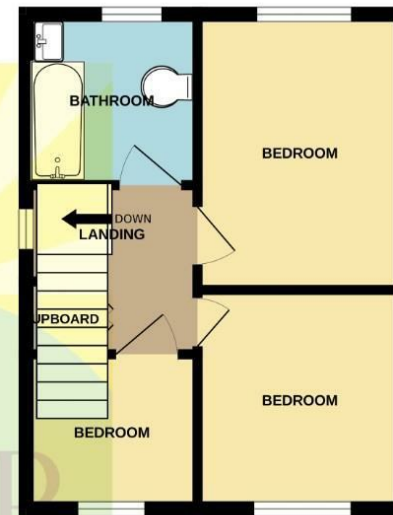
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GROUND FLOOR

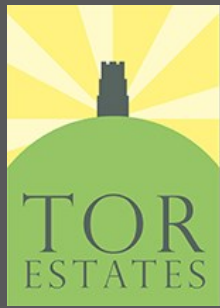


1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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