

76 Orchard Road | Street | BA16 0BT

FREEHOLD

£375,000

## PROPERTY SUMMARY



This beautifully presented mid-terrace house on Orchard Road in Street has come to the market. The property boasts two reception rooms providing ample room for relaxation and entertaining, a kitchen/diner, a utility room and four bedrooms. The house has two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is a garage and off road parking space a rare find in such a desirable location. Do not miss the chance to make this lovely property your new home.

### Entrance Porch

Original tiled flooring. Stained glass door leading into entrance hall.

### Entrance Hall

Radiator. Doors leading to living room and kitchen. Stairs to first floor.

### Living Room

14'2 x 12'5 (4.32m x 3.78m)

Radiator. Feature fireplace. UPVC double glazed window to front.

### Dining Room/Snug

13'7 x 11'10 (4.14m x 3.61m)

Tiled flooring. Electric fire. Opening into kitchen.

### Kitchen/Diner

18'2 x 12'9 (5.54m x 3.89m)

A range of wall, base and draw units with wooden work surfaces over. Sink with drainer and mixer tap over. A rangemaster cooker, six ring hob with extractor hood over. Space for an American sized fridge/freezer. Space and plumbing for a dishwasher. UPVC double glazed French doors leading to rear garden. Door leading to utility room. Tiled flooring.

### Utility Room

5'8 x 6'0 (1.73m x 1.83m)

Base units with work surface over. Sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for a tumble dryer. Door leading to rear garden. Door leading to shower room.

### Shower Room

7'3 x 5'11 (2.21m x 1.80m)

Low level WC, wash hand basin and a walk in shower. Heated towel rail. Extractor fan.

### Landing

Airing cupboard housing a Bosch boiler. Door leading to bedrooms, one, two, three, four and bathroom. Loft access with loft ladder.



Mid Terrace House

Living Room

Dining Room/Snug

Kitchen

Utility Room

Shower Room

Four Double Bedrooms

Electric Car Charger

Garage

Owned Solar Panels



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PROPERTY**

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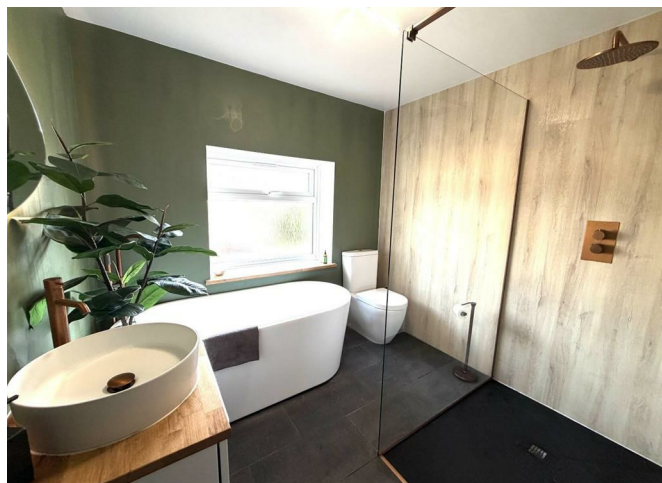
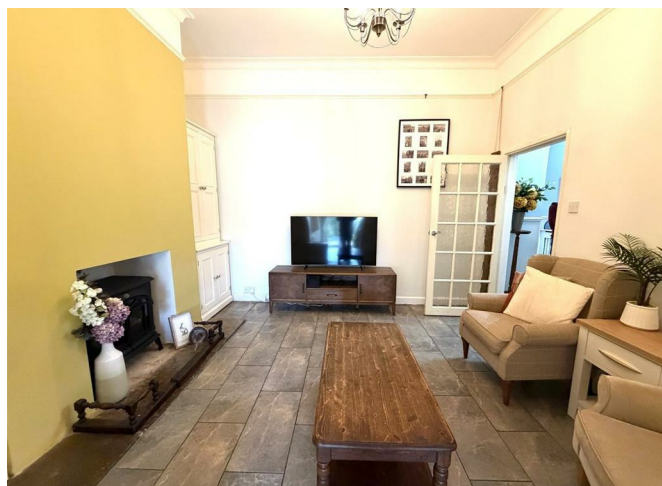
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**Bedroom One**

11'7 x 15'8 (3.53m x 4.78m)

Built in wardrobe. Radiator. UPVC double glazed window to front.

**Bedroom Three**

13'2 x 9'0 (4.01m x 2.74m)

Radiator. UPVC double glazed window to rear.

**Bedroom Four**

12'4 x 8'2 (3.76m x 2.49m)

Radiator. UPVC double glazed window to front.

**Bedroom Two**

11'5 x 9'9 (3.48m x 2.97m)

Radiator. UPVC double glazed window to rear.

**Bathroom**

Low level WC, counter top basin with storage under. Double walk in shower. Free standing bath. UPVC double glazed obscure window to rear.

**Rear Garden**

Garden is low maintenance, laid to slate and patio slabs. Raised beds. Borders with a range of plants and trees. Patio and entertaining area. Gate at the end of the garden, leading to a parking space for one car.

**Garage**

17'9 x 10'6 (5.41m x 3.20m)

Up and over door. Power and light. Window. Pedestrian door to the side. Electric car charging port.

**Front Of Property**

A gate with a pathway leading to the front door. Slate border with a range of trees and plants.

**Purchasers Note**

The property has solar panels that generate an estimated 5600 KWH per year with 2 KW battery storage.

There is an annual charge of £50 to Laura Terrace LTD for the use of the back lane behind the house for rear access.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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