

Orchard Avenue

Midsomer Norton , BA3 2QZ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£275,000 Freehold

An older style semi-detached house with accommodation comprising of a lounge, fitted kitchen/dining room, 3 bedrooms and a family bathroom. Outside there is a large rear garden with a useful workshop and driveway parking for two cars to the front of the property. Features include double glazing and gas central heating.

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ACCOMMODATION

CANOPY PORCH: Double glazed entrance door to:

ENTRANCE HALL: Stairs to first floor landing with understairs cupboard. Window to side elevation. Radiator. Doors to kitchen/dining room and to:

LOUNGE: 12' x 11'5" > 10'7" (3.66m x 3.48m > 3.23m). Window to front elevation. Radiator.

KITCHEN AREA: 11'7" x 7'11" (3.53m x 2.41m). Upvc double glazed window to rear elevation. Stainless steel single drainer sink unit with cupboard under. Range of wall and floor cupboards and Door to side.

DINING AREA: 11'1" x 10'2" (3.38m x 3.1m). Window to rear elevation. Radiator.

FIRST FLOOR

LANDING: Window to side elevation. Doors off to:

BEDROOM ONE: 10'11" x 10'9" (3.33m x 3.28m). Windows to front elevation. Built in wardrobe with cupboard above. Radiator.

BEDROOM TWO: 10'8" x 10'3" (3.25m x 3.12m). Window to rear elevation. Radiator.

BEDROOM THREE: 8'8" x 7'4" including cupboard (2.64m x 2.24m). Windows to front and side elevations. Built in cupboard. Radiator.

BATHROOM: Obscure window to rear elevation. White suite comprising panelled bath and shower over, pedestal wash hand basin, low level WC. Tiling. Shaver point. Access to roof space. Radiator.

OUTSIDE

Rear: Former coal house with power and light and adjoining workshop (9'0" x 6'0" (2.74m x 1.83m)) with power and light, and windows to side. Large garden laid mainly to lawn and enclosed with stone block walling and timber panel fencing. Paved patio area. Outside tap. At the far end of the garden is a large stone gravelled area.

Front: Open plan with driveway parking for two cars.

LOCATION

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills, and has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has a number of primary schools and large secondary schools, and is also home to a leisure centre, and several sports clubs.





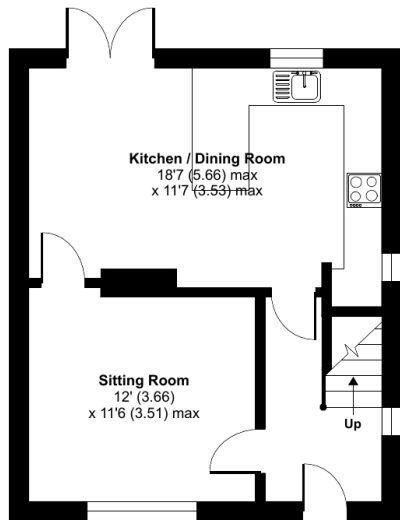
Orchard Avenue, Midsomer Norton, Radstock, BA3

Approximate Area = 858 sq ft / 79.7 sq m

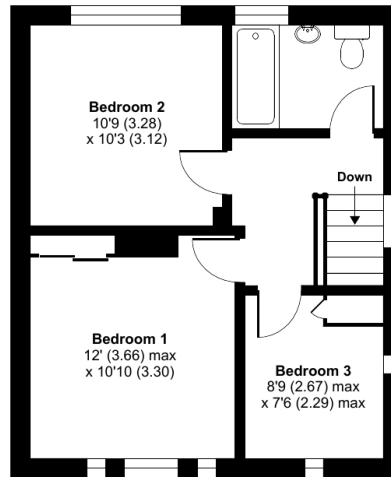
Outbuilding = 188 sq ft / 17.4 sq m

Total = 1046 sq ft / 97.1 sq m

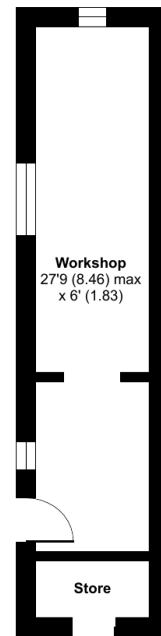
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 923747

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