

# Austin Road

Glastonbury, BA6 9BD

COOPER  
AND  
TANNER



£237,500 Freehold

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## Description

This terraced three-bedroom home is situated on a popular residential development close to a bus stop providing easy access to Wells and connecting routes to Bristol and Bath. The property does require some modernisation but would make an excellent first time buy or investment opportunity. The property benefits from front and rear gardens, two reception rooms, and an enclosed rear garden. The ground floor accommodation comprises an entrance hall, sitting room, reception room, and a kitchen with access to the rear garden. Stairs lead to three bedrooms, two with built in storage, and a bathroom on the first floor. There is a lawned garden to the front and an enclosed, low maintenance, garden to the rear, with pedestrian access.

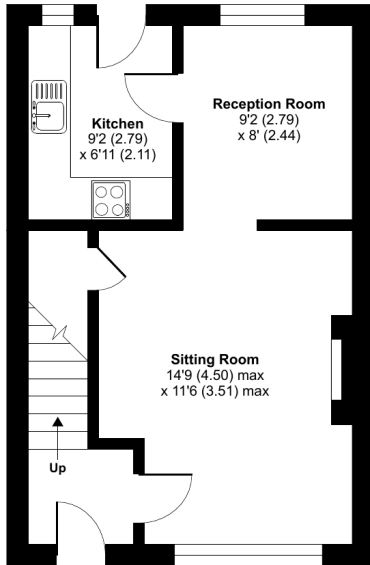
## Austin Road, Glastonbury, BA6

Approximate Area = 750 sq ft / 69.7 sq m

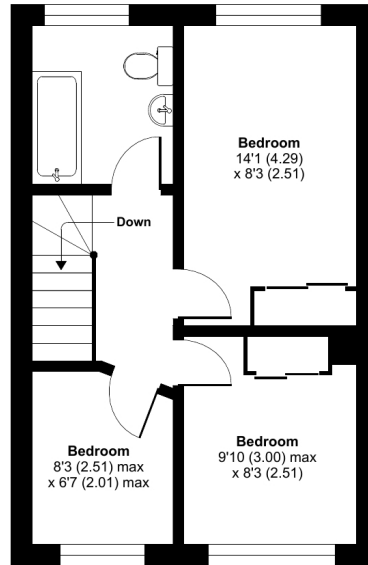
Shed = 22 sq ft / 2 sq m

Total = 772 sq ft / 71.7 sq m

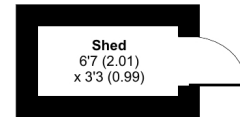
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1225369



### Features

- NO ONWARD CHAIN
- Ideal first time buy or investment property
- Popular residential area
- Two reception rooms
- Three bedrooms, two with BUILT IN STORAGE
- Conveniently positioned close to bus stop
- Some modernisation required
- Front and rear gardens
- Freehold - Council Tax Band C

### Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

#### GLASTONBURY OFFICE

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