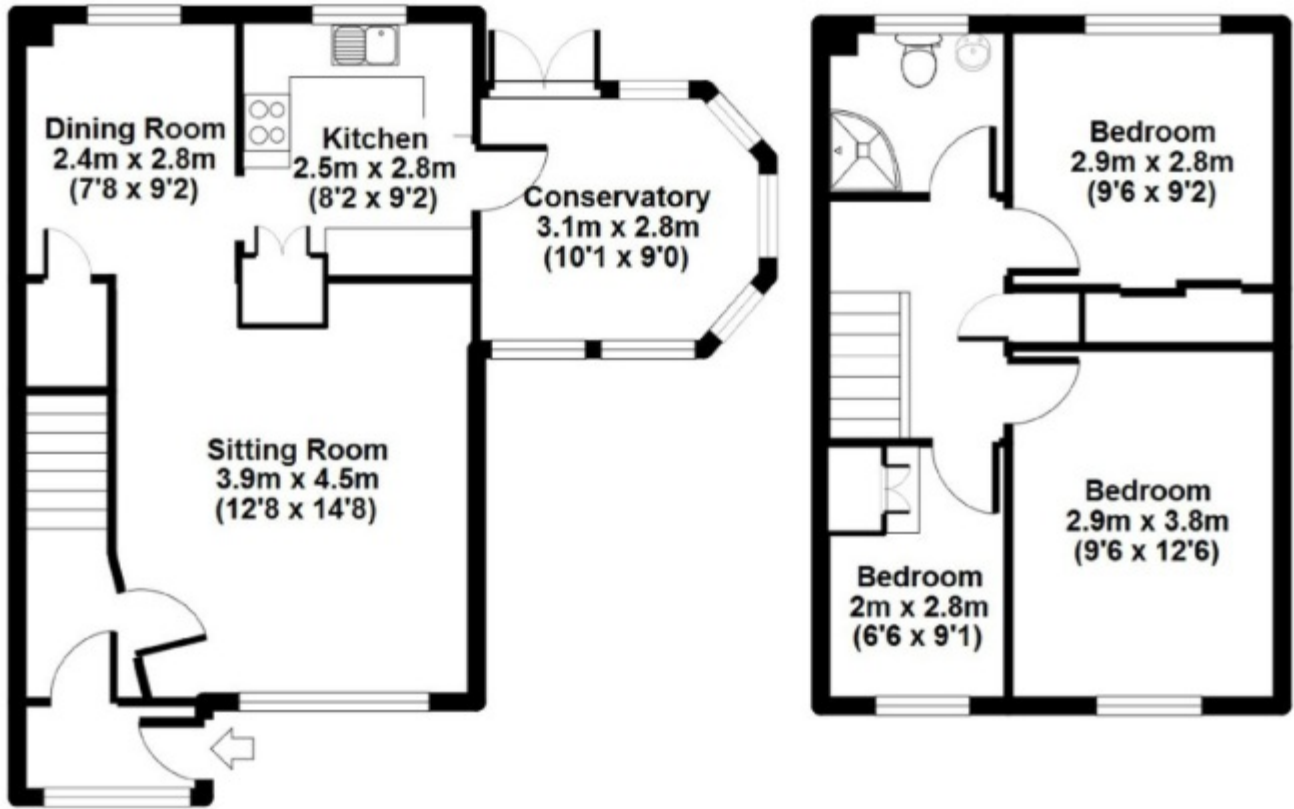




APPROX GROSS INTERNAL FLOOR AREA: 870 sq. ft / 81 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		





This generous three bedroom semi detached house sits in fabulous corner plot gardens in a popular Cul de Sac close to the town centre, and is well placed for access to local schools, amenities, public transport links and the mainline train station at Backwell. Offered for sale with no onward chain, the property presents huge scope to extend, if required, subject to relevant planning permissions and offers comfortable accommodation briefly comprising; Entrance Porch and Entrance Hall, Sitting/Dining Room, Kitchen and Conservatory, three Bedrooms and Family Shower Room. Outside, there are enclosed, South West facing rear gardens to the rear, along with a driveway and Garage with additional Utility Room added to the rear and accessed via the rear Garden.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door. UPVC double glazed picture window to front. Door to Entrance Hall.

Entrance Hall

Stairs rise to first floor accommodation. Radiator and opening to Sitting Room.

Sitting Room

15' 0" x 13' 0" (4.57m x 3.96m)

Large UPVC double glazed window to front. Radiator and opening to Dining Room.

Dining Room

9' 2" x 7' 0" (2.79m x 2.13m)

UPVC double glazed window to rear. Understairs storage cupboard and radiator. Door to Kitchen.

Kitchen

8' 9" x 8' 1" (2.67m x 2.46m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset ceramic sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and gas hob with extractor over. Integral dishwasher and space for upright fridge/freezer. Large pantry with shelving. UPVC double glazed window to rear. Opening to Conservatory.

Conservatory

10' 4" x 9' 0" (3.15m x 2.74m)

Of dwarf wall and UPVC double glazed construction. UPVC double glazed French doors to rear. Radiator.

First Floor Landing

Loft access with ladders. Doors to All Bedrooms, airing cupboard and Family Shower Room.

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

UPVC double glazed window to front. radiator.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m) to wardrobe fronts.

Large built in wardrobes providing hanging and shelving storage. UPVC double glazed window to rear. Radiator.

Bedroom Three

9' 2" x 6' 6" (2.79m x 1.98m)

UPVC double glazed window to front. Built in wardrobe and radiator.

Shower Room

Fully tiled and fitted with a white suite comprising; shower quadrant with electric shower unit and vanity unit with inset basin with mixer taps and concealed cistern low level W.C. Radiator and UPVC double glazed window to rear. Vinyl flooring.

Rear Garden

The large corner plot gardens are fully enclosed by brick wall and timber panel fencing with gated access to front. Predominantly laid to an extensive patio area and further laid to lawn. Multiple raised flower beds and flower borders. Further gravelled area. Water butts, outdoor socket and outside tap. Pedestrian door to Utility Room/Workshop.

Utility Room/Workshop

Plumbing for washing machine and space for further white goods. Inset work surfaces, and further shelving. Power and lighting connected, tiled floor and window to rear.

Front Garden

Driveway provide parking for multiple cars.

Garage

Up and over door to front.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

