



- A three bedroom terraced home with easy parking
- Light and bright lounge and dining area
- Modern, well fitted kitchen overlooking the garden
- Updated, tasteful first floor bathroom
- Enclosed, private rear garden
- Handy location for those needing to commute



'Potentially the perfect first home being presented in excellent order throughout with both a modern kitchen and bathroom, easy parking and a garage!'

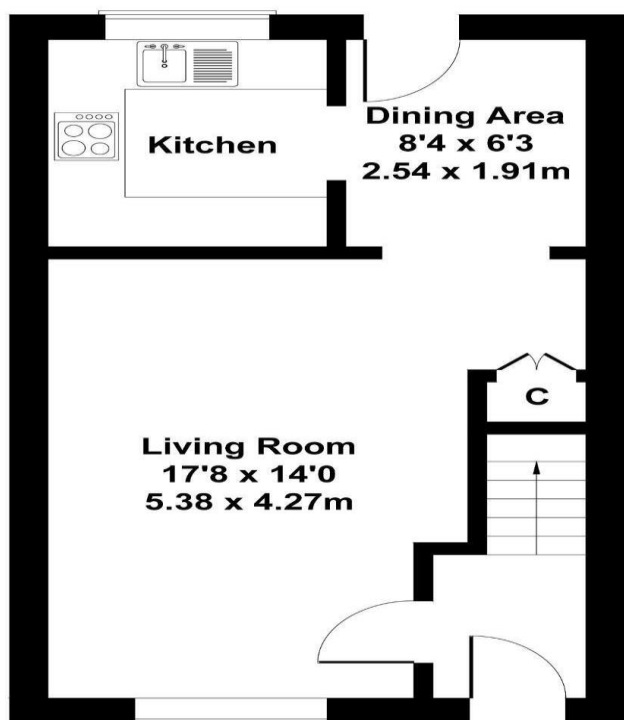
This three bedroom terraced home is certainly one to be viewed and would suit a variety of different buyer types. The property enjoys well presented accommodation which comprises, entrance hall with stairs to the first floor and a door into a light and bright lounge. At the rear of the property there is a dining room with door to the garden and there is a well fitted modern kitchen alongside the dining room with potential to open up the two rooms if so desired. On the first floor there are three bedrooms and a contemporary updated family bathroom with shower over the bath. The property has GCH and is double glazed throughout.

Externally the front of the property is laid largely to chippings providing easy, convenient off street parking for a couple of vehicles. At the rear there is a fully enclosed garden laid to a combination of patio and lawn and there is a rear access gate which leads out to a single garage in the adjacent block.

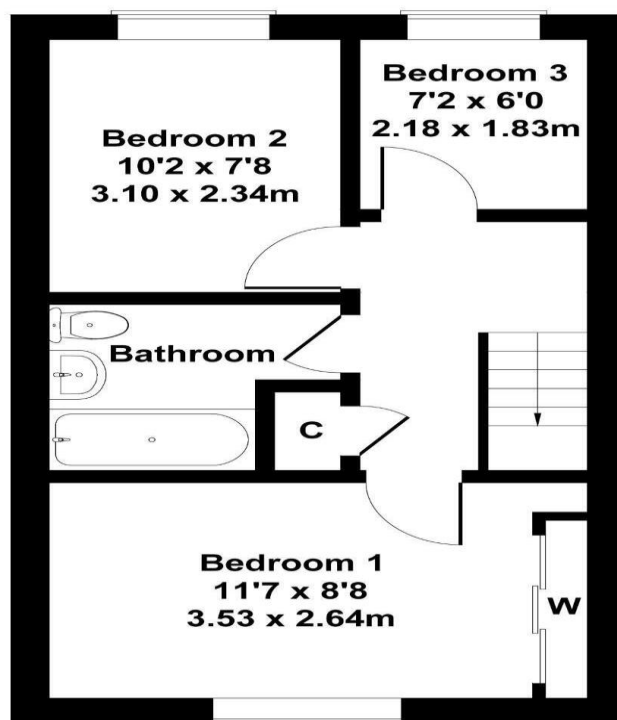
Magnolia Road is a well regarded and popular road that is conveniently positioned close to a range of schools and nurseries, convenience stores and has handy access to fields and countryside. Bath & Bristol are approx 30 minutes drive for those needing to commute or wanting to be closer to the larger cities.



Approximate Gross Internal Area
742 sq ft - 69 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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