



- An extended, and attractive modern home
- Feature open plan lounge, dining & kitchen room
- Bi-Fold doors opening onto the rear garden
- Separate utility room, gas central heating and double glazing
- Three bedrooms and shower room
- Log cabin perfect for home office / gym



"A fantastic home in the popular Birch Road end of Waterford Park offered with no onward sales chain" This three bedroom end of terrace home has been completely modernised and also extended to the rear creating a super home! The ground floor accommodation is open plan and comprises a light and bright lounge which flows seamlessly into a dining area with bi-folding doors out to the garden. The kitchen has been updated and has contemporary units and work surfaces plus a breakfast bar. On the first floor there are three bedrooms and well fitted and nicely presented shower room. GCH and double glazing.

The front of the property has a level lawn and driveway parking for two/three cars in tandem in front of a single garage. The rear garden requires some landscaping but is a good size with a southerly aspect and has the addition of timber cabin perfect for a home office or garden room. Birch Road is a quiet road on the edge of Waterford Park and has easy access to open countryside right on its doorstep.

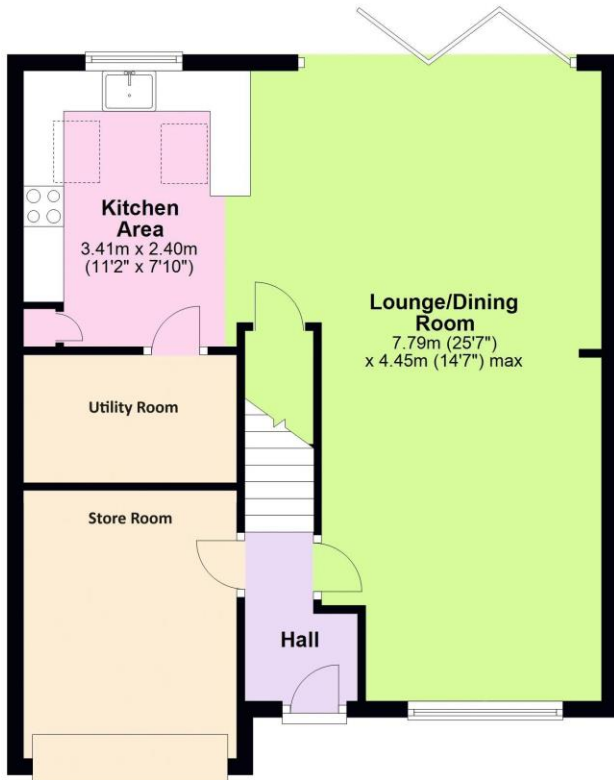
The property is conveniently located close to schools for all ages and to nearby amenities. For those needing to commute, Bath is comfortably within 30 minutes' drive.

Tenure: Freehold. Council Tax Band: B.



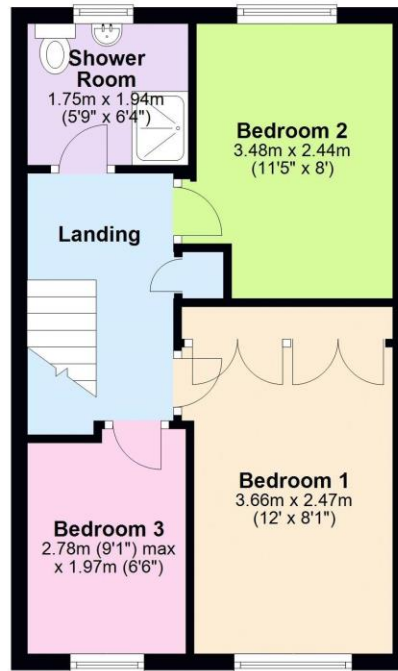
Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



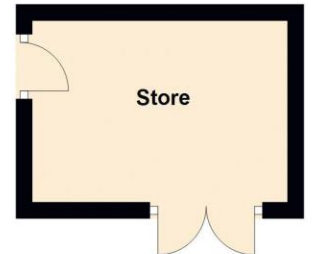
First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 93.2 sq. metres (1003.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
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81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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