



- A three bedroom end of terrace home
- Good size lounge leading to kitchen/dining room
- UPVC rear conservatory
- Ground floor bathroom
- Three spacious first floor bedrooms
- Large rear garden with space to extend or possibly develop (STPP)
- Easy off street parking
- Close to Greenway, schools and the town
- Offered for sale with no onward chain

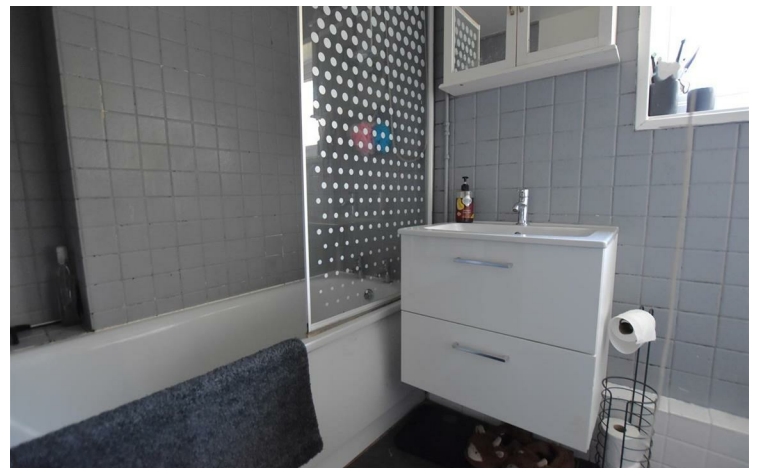
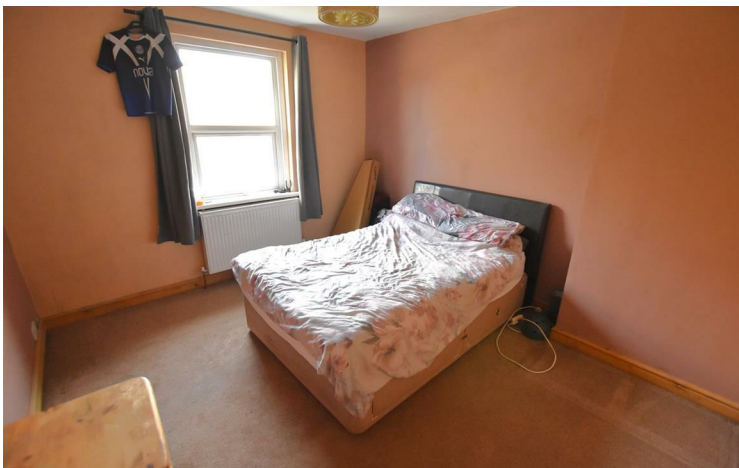


'There is a huge amount of scope and potential waiting to be tapped into with this end of terrace home!'

Situated at the end of this residential cul-de-sac lies this three bedroom home which is sat on a generous sized plot with plenty of potential. The property itself has an entrance hall with stairs to the first floor, a good size lounge and beyond this a spacious kitchen/dining room, conservatory overlooking the garden and a ground floor bathroom. On the first floor there are three very well proportioned bedrooms. GCH and double glazing. The property has a huge amount of scope waiting to be tapped into externally with gardens to the front, side and rear making it ripe for extension or potentially further subject to seeking the necessary permissions. There is currently easy parking for at least three vehicles at the front of the property. Offered for sale with no onward chain.

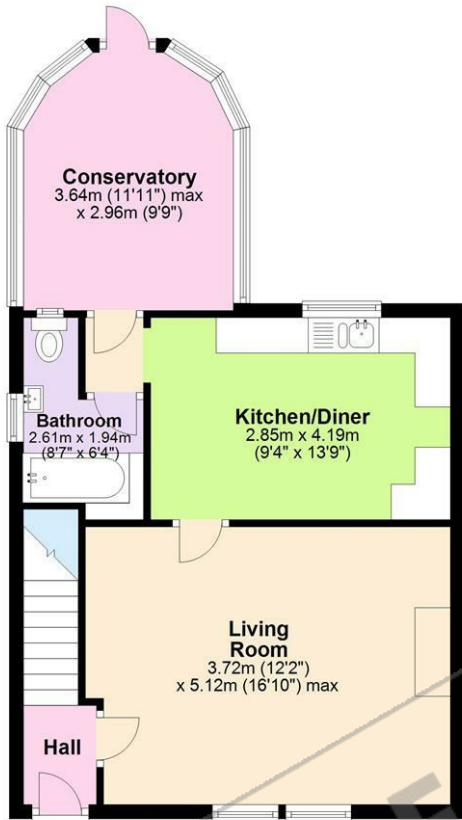
Greenhill Road is a quiet no through road and provides easy access to nearby countryside and the Norton Radstock Greenway. The town and the local schools are all within easy reach and both Bath & Bristol are a commutable distance away.

Tenure: Freehold
Council Tax Band: B



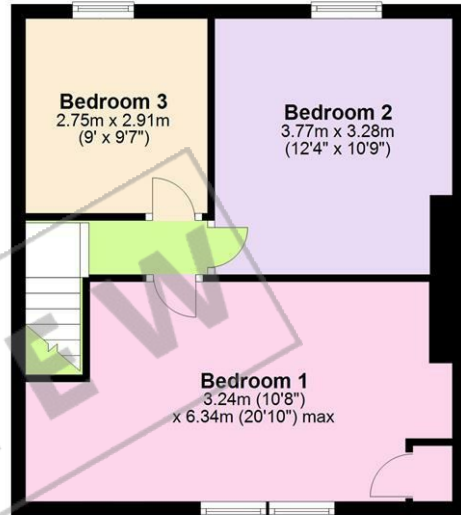
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 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.

Find us online!



www.samchiversproperty.co.uk



Facebook: @Sam Chivers Estate Agents



Instagram: @Sam Chivers Estate Agents

rightmove **ZOOPLA**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.