



- An extended two bedroom terraced home
- Good size lounge with a pleasant aspect
- Lovely kitchen/dining room with doors to the garden
- Two double bedrooms and first floor bathroom
- Low maintenance private garden
- Excellent commuter links to Bath & Bristol



'This two bedroom home would make a great purchase for a variety of buyers and has an extended kitchen/dining room with French doors opening onto the garden!'

An extended mid-terrace property which enjoys a private elevated position and far reaching views across the Cam Valley. The accommodation comprises an entrance hall, pleasant sized lounge and a kitchen/dining room which backs onto a private garden. On the first floor there are two double bedrooms and a well fitted modern bathroom. The property has gas central heating and double glazing throughout. Externally to the front there is a rockery-style garden with a stepped pathway leading to the front door. To the rear is a fully enclosed, low maintenance private garden arranged over a few levels that backs onto a woodland area. Easy, unrestricted parking outside of the property.

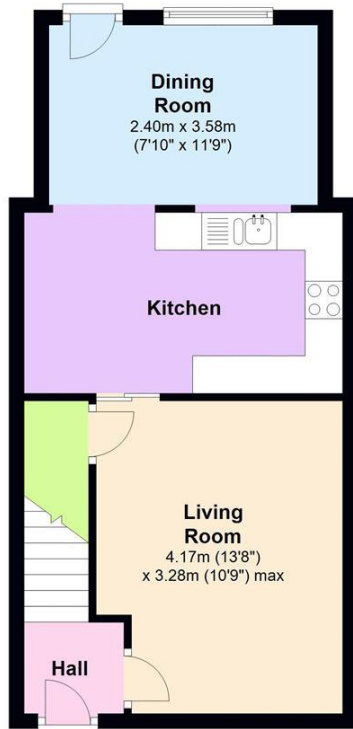
The property is located in a popular residential area and is handily placed for access to public footpaths and open fields. The village centre and amenities are within walking distance while for those needing access to the city, Bath and Bristol are within approx 30 minutes drive.

Tenure: Freehold

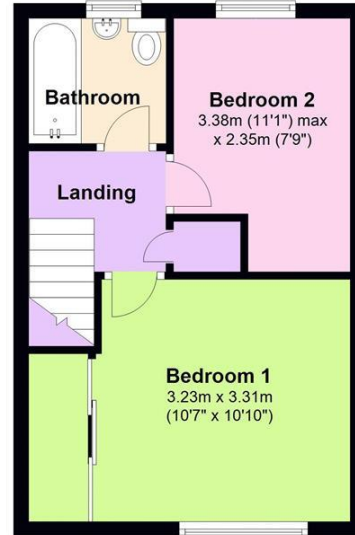
Council Tax Band: B



Ground Floor



First Floor



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.