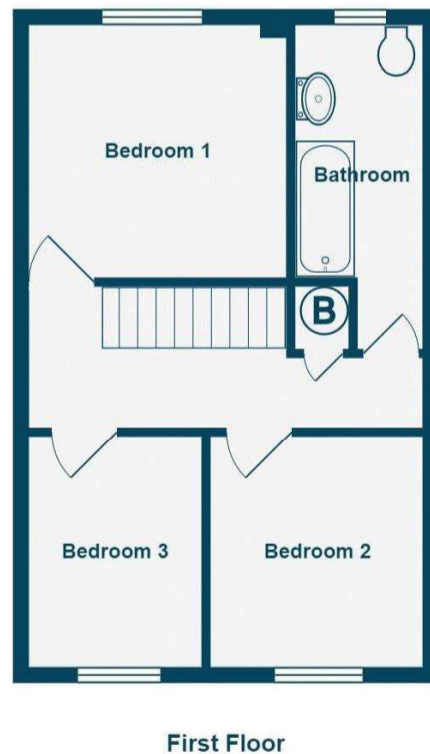
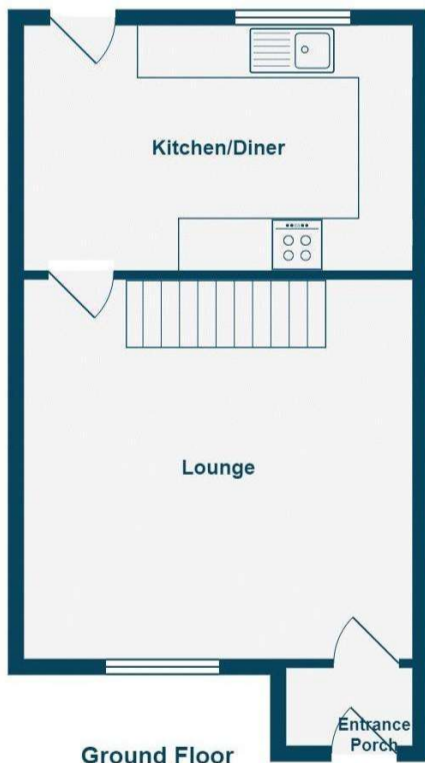




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 747 ft²

All measurements are approximate and for display purposes only

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road at the traffic lights carry straight across into Clink, take the turning left into Forest Road and the right into Chestnut Close bearing right and there is a small pedestrian area on the right hand side and the property will be found along this enclave on the left hand side.

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McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

* A well-presented three bedroom house situated within a pedestrianised area off a cul-de-sac * Good sized lounge * Fitted kitchen/dining room with integrated oven, hob and extractor hood * Stylish bathroom with a modern suite * Gas fired central heating to radiators via an Alpha boiler which was replaced approximately two years ago * Gardens to the front and rear and single parking space

- ENTRANCE PORCH
- LOUNGE
- KITCHEN/DINING ROOM
- FIRST FLOOR
- LANDING
- THREE BEDROOMS
- BATHROOMS
- GARDENS TO THE FRONT AND REAR
- SINGLE ALLOCATED PARKING SPACE

Situation: The property lies on the popular Bath side of the town withing a small enclave just off a cul-de-sac. There is a small parade of shops including a Tesco Express, Pharmacy, and Fish & Chip shop just a short distance from the property. First and Middle schools are nearby as is Frome college which is 1/4 a mile. The town centre has a comprehensive range of independent shops, boutiques and bistros together with national chains including Marks & Spencer. This lies approximately 1 mile. The Georgian city of Bath lies approximately 13 miles.

Description: This three bedroom house has been the subject of updating and improvement works by the current owner and provides a comfortable and stylish family home which is situated within a pedestrianised area and has gardens to the front and rear. The property has gas fired central heating to radiators via a boiler which was replaced approximately two years ago, the bathroom has been updated to create a stylish space and the kitchen has a comprehensive range of white high gloss fitted units incorporating an oven, hob and extractor hood.

Accommodation: All dimensions being approximate.

Entrance Porch: With a UPVC front door, tiled floor, meters cupboard and door to:

Lounge: 14'10"x14'6" With a large double-glazed window to the front, laminate floor, staircase rising to the first floor, radiator and door to:

Kitchen/Dining Room: 14'10"x9'4" With a comprehensive range of white high gloss fitted units with contrasting work surfaces comprising a stainless steel sink, adjacent work surfaces with drawers and cupboards beneath incorporating a fan assisted oven, ceramic four ring hob and stainless steel extractor hood. Space and plumbing for a washing machine, dishwasher and fridge. Radiator within a radiator cover, double-glazed window and half obscure sealed double-glazed door to the rear.

First Floor:

Landing: With a radiator, access to an insulated roof space and airing cupboard with an Alpha gas fired combination boiler supplying domestic hot water and central heating to radiators. Doors to:

Bedroom 1: 9'10"x9'9" With a radiator and a double-glazed window to the rear.

Bedroom 2: 8'10"x8' With a radiator and a double-glazed window to the front.

Bedroom 3: 8'11"x6'7" With a radiator and double-glazed window to the front.

Bathroom: With suite comprising a panelled bath with adjacent ceramic wall tiling, shower attachment and glazed screen, low level WC, vanity wash basin, tiled floor, vertical towel rail/radiator and an obscure double-glazed window to the rear.

Outside: To the front is an enclosed area of garden laid to lawn and patio. To the rear is a further enclosed garden measuring approximately 35' in length by 15'9" in width comprising a full width paved patio, lawn, timber garden shed and fencing. The garden enjoys an easterly aspect and there is a single allocated parking space a short distance from the house.

