

95 West End | Street | BA16 0LJ

FREEHOLD

£299,950

PROPERTY SUMMARY



Nestled in the heart of the West End, this charming semi-detached house offers a delightful blend of comfort and convenience. The well-appointed kitchen/diner is ideal for family meals and social gatherings, while the living room offers a cosy retreat for quiet evenings. The property also features a modern shower room, ensuring practicality for everyday living. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. Outside, the home benefits from a generous private rear garden, to the front, a spacious driveway offers off-street parking for up to three vehicles, adding to the property's practicality and appeal. Do not miss the chance to make this lovely property your new home.



Entrance Hall

Doors to living room and kitchen/diner. Radiator. Tiled flooring. Stairs to first floor. UPVC double glazed window to front.

Kitchen/Diner

20'10" x 10'4" (6.35 x 3.15)

A range of wall, base and drawer units with solid wood work surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for dishwasher and washing machine. Space for oven and hood over. Space for a fridge/freezer. Spotlights. Tiled floor. UPVC double glazed window to front. Room for a dining table and chairs. UPVC double glazed sliding door on to rear garden. Door leading to shower room.

Shower Room

Low level WC, wash hand basin and double walk in shower. Tiling to splash prone areas. Extractor fan. Spotlights. Heated towel rail. UPVC obscure double glazed window to side. Storage cupboard.

Living Room

15'10" x 12'3" (4.83 x 3.73)

Wood burner with a slate hearth. Radiator. Oak flooring. UPVC double glazed bay window to rear.

Landing

Doors to bedrooms one, two and three and family bathroom. Loft access.

Bedroom One

12'10" x 9'9" (3.91 x 2.97)

Radiator. Double glazed window to rear.

Semi Detached Property

Living Room

Kitchen/Diner

Shower Room

Family Bathroom

Three Double Bedrooms

Large Rear Garden

Off Road Parking

Level Walking Distance To The High Street



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PROPERTY**

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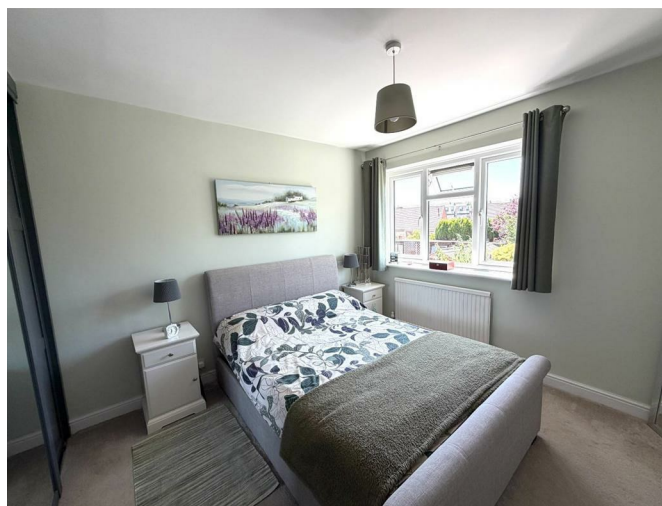
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Bedroom Two

9'8" x 9'7" (2.95 x 2.92)

Radiator. UPVC double glazed window to rear.

Bedroom Three

9'10" x 7'8" (3 x 2.34)

Radiator. UPVC double glazed window to front.

Family Bathroom

Three piece white suite, low level WC, pedestal wash hand basin, P shaped panelled bath with shower over. Tiling to splash. Spot lights. Extractor fan. Heated towel rail. UPVC double glazed obscure window to front.

Rear Garden

Garden is laid to lawn, enclosed with wooden fencing. Patio and entertaining area. A range of attractive plants, shrubs and trees. Garden shed.

Front Of Property

Mature plants and bushes. A driveway providing off road parking for three cars. Gates leading to the side of the property.

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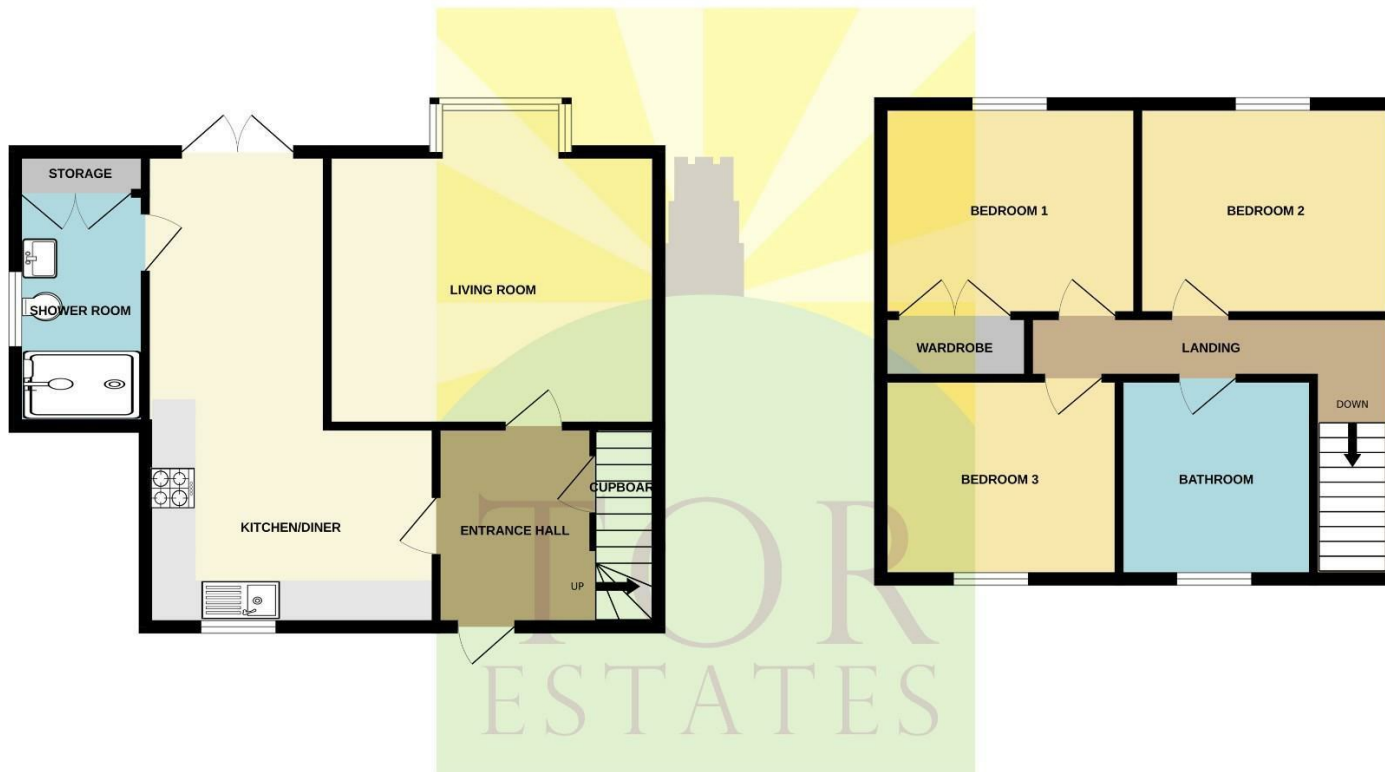
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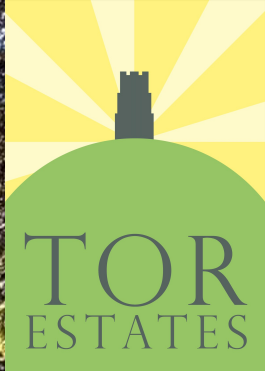
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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