



12 Clemence Road | Street | BA16 0SR

FREEHOLD

£320,000

PROPERTY SUMMARY



This well-presented three-bedroom semi-detached home is situated in a highly sought-after location and is offered to the market with no onward chain. The accommodation comprises a spacious lounge/diner, kitchen, utility room/WC, three well-proportioned bedrooms, and a shower room.

Externally, the property benefits from a generous rear garden, off-road parking, and a garage.

An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



Entrance Hall

Stairs to first floor. Door leading to kitchen and lounge/diner.

Lounge/Diner

22'11 x 11'11 (6.99m x 3.63m)

Radiator. UPVC double glazed window to front. UPVC double glazed sliding doors to rear garden. Dining area. Radiator. Door leading to kitchen.

Kitchen

10'5 x 10'5 (3.18m x 3.18m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space for a under counter fridge. Space and plumbing for a dishwasher. Space for an oven. Cooker hood. Tiling to splash prone areas. Understairs storage cupboard.

Rear Hallway

Door to garage. Door to utility room/WC. UPVC double glazed door leading to rear garden.

Utility Room/WC

Space and plumbing for a washing machine. Low level WC. Wall mounted sink. UPVC obscure double glazed window to rear.

Landing

Doors leading to bedroom one, two, three and shower room. Airing cupboard. Loft access with a loft ladder.

Bedroom One

12'2 x 11'0 (3.71m x 3.35m)

Radiator. Built in wardrobe. UPVC double glazed window to front.

Semi Detached Home

Lounge/Diner

Kitchen

Utility Room/WC

Three Bedrooms

Shower Room

Rear Garden

Garage

Off Road Parking

No Onward Chain



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PROPERTY**

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Bedroom Two

10'7 x 11'1 (3.23m x 3.38m)

Radiator. UPVC double glazed window to rear.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Radiator. UPVC double glazed window to front.

Shower Room

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

Rear Garden

Garden laid to lawn enclosed with wooden fencing. Patio and entertaining area. Shed.

Garage

17'5 x 8'7 (5.31m x 2.62m)

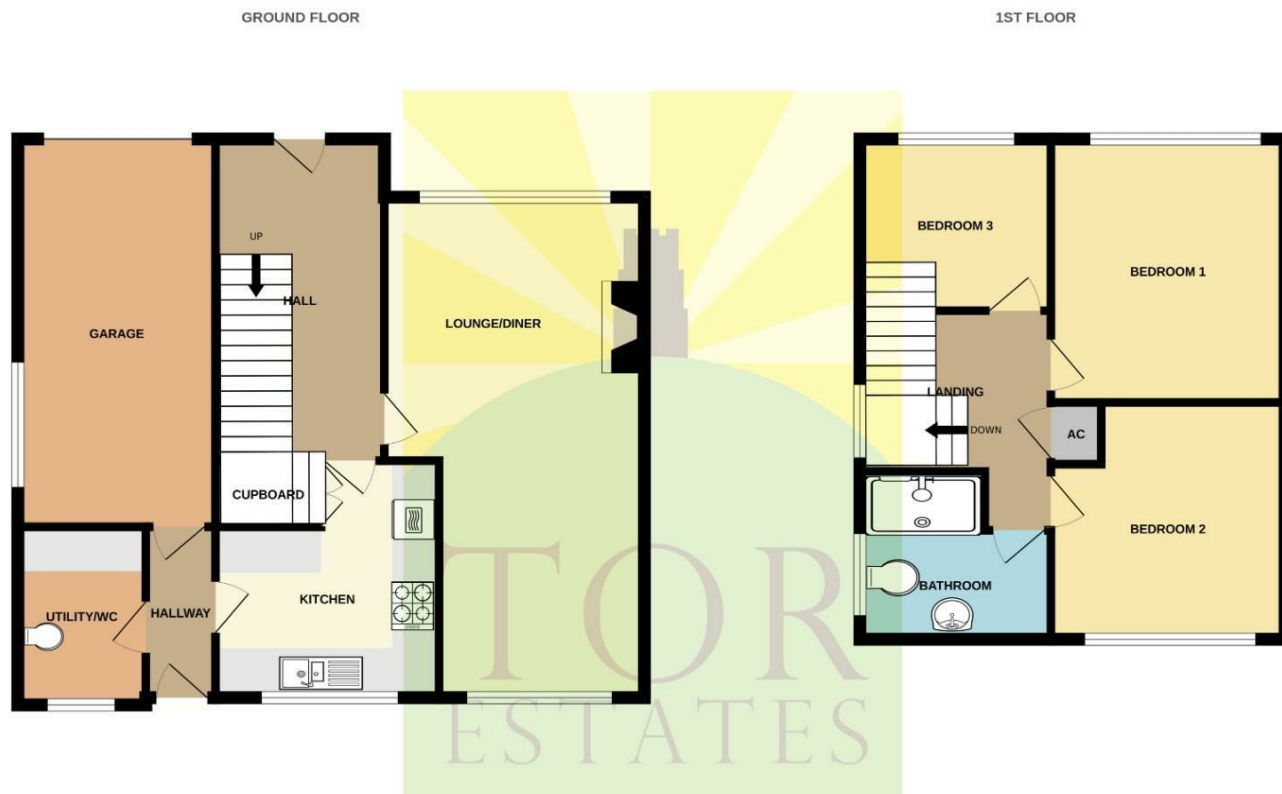
Up and over door. Power and light. UPVC double glazed window to side. Door to rear.

Front Of Property

Driveway providing off road parking for two vehicles. Garden laid to lawn. Side access to the rear garden.

Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		83

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