

55 Moorland Road | Street | BA16 9SJ

FREEHOLD

£217,500

## PROPERTY SUMMARY



This mid-terrace house offers a perfect blend of comfort and convenience, this property is ideal for small families, couples, or individuals seeking a cosy home. The property features a kitchen, lounge/diner, a conservatory, two bedrooms and a bathroom. Additionally, outside, there is a rear garden and off-road parking for one vehicle, a valuable asset in this desirable area. AN early viewing is highly recommended.

### Entrance Hall

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

### Kitchen

9'10 x 7'6 (3.00m x 2.29m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine. Space and plumbing for a slimline dishwasher. Space for an upright fridge/freezer. Radiator. UPVC double glazed window to front.

### Lounge/Diner

14'3 x 11'11 (4.34m x 3.63m)

Radiator. UPVC double glazed sliding doors leading to conservatory.

### Conservatory

10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed French doors leading to rear garden.

### Landing

Doors leading to bedrooms, one, two and bathroom. Airing cupboard housing an Ideal Logic boiler.

### Bedroom One

9'5 x 8'10 (2.87m x 2.69m)

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

### Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

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



Mid Terrace House

Kitchen

Lounge/Diner

Conservatory

Two Bedrooms

Bathroom

Off Road Parking

UPVC Double Glazing

Gas Central Heating



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## Bathroom

Low level WC, wash hand basin with storage under and paneled bath with shower over. Tiling to splash prone areas. Radiator. Extractor fan.

## Rear Garden

Mainly laid to patio, enclosed with wooden fencing. Raised borders.

## Front Of Property

Pathway leading to the front door. Driveway providing off road parking for one vehicle.

## Disclaimer

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GROUND FLOOR

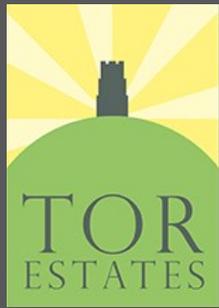
1ST FLOOR



55 MOORLAND ROAD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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