



23 Selwood Road | Glastonbury | BA6 8HN

FREEHOLD

£200,000



## PROPERTY SUMMARY



This three bedroom house, conveniently situated on Selwood Road, within walking distance of the town centre has come to the market with NO onward chain. The property requires modernisation, it's a great opportunity for first time buyers who can update it to their own style and needs. The accommodation briefly comprises an entrance hall, living room, kitchen, utility room, three bedrooms and a bathroom. Outside is a rear enclosed rear garden. An early viewing is highly recommended.

### Entrance Hall

Radiator. Stairs to first floor. Door leading to living room and door leading to kitchen/diner.

### Kitchen/Diner

11'3 x 8'10 (3.43m x 2.69m)

A range of wall, drawer and base units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone area. A range cooker and cooker hood over. Radiator. Under stair storage cupboard. Dual aspect UPVC double glazed window to side and rear. Door leading to utility room.

### Utility Room

7'10 x 5'6 (2.39m x 1.68m)

Space and plumbing for washing machine. UPVC double glazed door to rear. UPVC double glazed obscure window to rear.

### Living Room

14'8 x 12'6 (4.47m x 3.81m)

Radiator. Storage cupboard. UPVC double glazed window to front and side.

### Landing

Doors leading to bedroom one, two, three and family bathroom.

### Bedroom One

11'4 x 9'4 (3.45m x 2.84m)

Radiator. Airing cupboard housing the boiler. Loft hatch. UPVC double glazed window to front.



End Of Terrace

Living Room

Kitchen/Diner

Utility Room

Three Bedrooms

Bathroom

Enclosed Rear Garden

No Onward Chain

Perfect for First Time Buyers

Close To The Town Centre



## INTERESTED IN THIS PROPERTY

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### Bedroom Two

10'4 x 8'4 (3.15m x 2.54m)

Radiator. UPVC double glazed window.

### Bedroom Three

9'1 x 7'3 (2.77m x 2.21m)

UPVC double glazed window to side.

### Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window.

### Rear Garden

Garden laid to lawn enclosed with wooden fencing, Decking area. Shed.

### Front Of Property

Garden laid to lawn. Steps leading up to the front door. Gate to the side leading to the rear garden.

### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	







