

37 Benedict Street | Glastonbury | BA6 9NB

FREEHOLD

£349,500

## PROPERTY SUMMARY



Nestled in the charming town of Glastonbury, this beautifully presented terraced house on Benedict Street has come to the market. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is perfect for families or those seeking extra space.

The inviting reception rooms provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The two bathrooms ensure convenience for all occupants, making morning routines a breeze.

One of the standout features of this home is the generous enclosed garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. This property is being offered with NO onward chain. An early viewing is highly recommended.



### Entrance Hall

Stairs to first floor. Door leading to dining room and living room.

### Living Room

12'5 x 9'4 (3.78m x 2.84m)

Radiator. Feature fireplace. Solid wooden flooring. UPVC double glazed bay window to front.

### Dining Room

13'2 x 12'1 (4.01m x 3.68m)

Radiator. Feature fireplace. Storage cupboard. Solid wooden flooring. UPVC double glazed window to rear. Double doors leading to kitchen.

### Kitchen

22'2 x 8'8 (6.76m x 2.64m)

A range of wall and base units with work surfaces over. Stainless steel with drainer and mixer tap over. Space and plumbing for washing machine. Space for a range cooker. Radiator. Space for an upright fridge/freezer. Solid wooden flooring. UPVC double glazed windows to rear and side. UPVC double glazed door to side. Door to WC.

### WC

Solid wooden flooring. Low level WC and wash hand basin. UPVC double glazed obscure window to rear.

### Stairs To First Floor

### Landing

Radiator. Doors to master bedroom and bedroom three. Stairs to second floor.

### Master Bedroom

12'8 x 12'5 (3.86m x 3.78m)

Solid wooden flooring. Radiator. Two UPVC double glazed to front. Door to en suite.

Mid Terrace House

Living Room

Dining Room

Kitchen

WC

Master Bedroom With En Suite

Two Further Bedrooms

Rear Balcony

Rear Garden

NO Onward Chain



## INTERESTED IN THIS PROPERTY

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### En Suite

Low level WC, wash hand basin and double walk in shower. Tiling to splash prone areas. Extractor fan.

### Bedroom Three

11'11 x 9'5 (3.63m x 2.87m)

Solid wooden flooring. Radiator. UPVC double glazed window to rear. UPVC double glazed window to rear.

### Second Floor landing

Door leading to bedroom two and bathroom.

### Bedroom Three

13'4 x 12'1 (4.06m x 3.68m)

Radiator. Built in storage cupboard. Velux window. Double doors leading to balcony.

### Bathroom

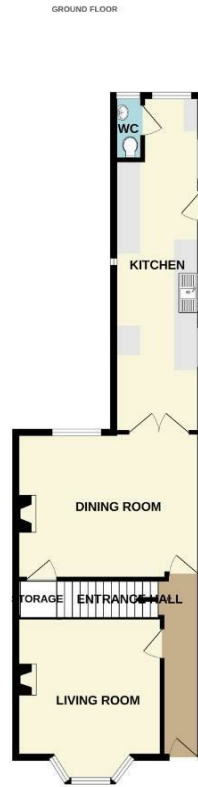
Low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed window to rear.

### Rear Of Property

Patio and entertaining area. Secluded garden laid to lawn enclosed with stone wall. Area, currently being used to house chickens.

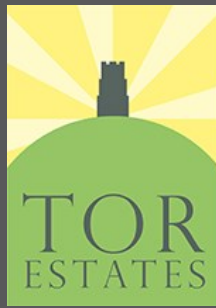
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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