

132 West End | Street | BA16 0LR

FREEHOLD

£250,000

## PROPERTY SUMMARY

4  1  1  C 

This four bedroom house, within walking distance to the town centre with NO onward chain has come to the market. The property requires modernisation, it's a great opportunity for first time buyers who can update it to their own style and needs. The property comprises of a lounge/diner, kitchen, utility room, downstairs WC, four bedrooms and a family bathroom. Outside is a private rear garden. An early viewing to see how much potential this property has to offer is highly recommended

### Porch

UPVC Double glazed front door. UPVC double glazed windows to side and front. Door leading into lounge/diner.

### Lounge/Diner

23'3 x 23'6 (7.09m x 7.16m)

Feature fireplace. Three radiators. Two UPVC double glazed windows to front. Space for dining furniture. Stairs to first floor. UPVC double glazed double doors leading to utility room. Door leading to kitchen.

### Kitchen

22'5 x 13'1 (6.83m x 3.99m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven, gas hob and cooker hood over. Wall mounted gas boiler, Radiator. Space and plumbing for washing machine. Space for an upright fridge/freezer. UPVC double glazed window to rear. Door leading to utility room.

### Utility Room

9'1 x 7'4 (2.77m x 2.24m)

Radiator. UPVC double glazed door leading to rear garden. Door leading to WC.

### WC

Low level WC and wash hand basin.

### Landing

Doors leading to bedroom one, two, three, four and bathroom. Airing cupboard.



Terraced House

Lounge/Diner

Kitchen

Utility Room

Downstairs WC

Four Bedrooms

Bathroom

Rear Garden

Perfect Opportunity For First Time Buyers



## INTERESTED IN THIS PROPERTY

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Your property may be repossessed if you do not keep up repayments on your mortgage



### Bedroom One

13'0 x 9'10 (3.96m x 3.00m)

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

### Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

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

### Bedroom Three

10'9 x 8'11 (3.28m x 2.72m)

Radiator. UPVC double glazed window to rear.

### Bedroom Four

10'7 x 8'6 (3.23m x 2.59m)

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

### Bathroom

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

### Rear Garden

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

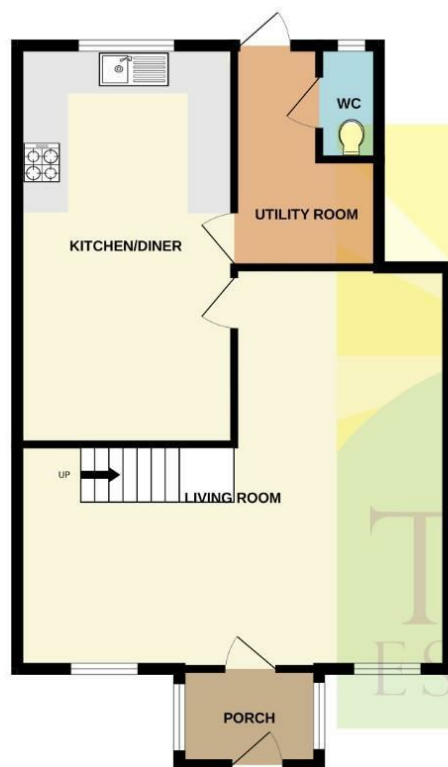
### Front Of Property

Paved area with two rockeries, enclosed with a stone wall. Pathway leading to porch.

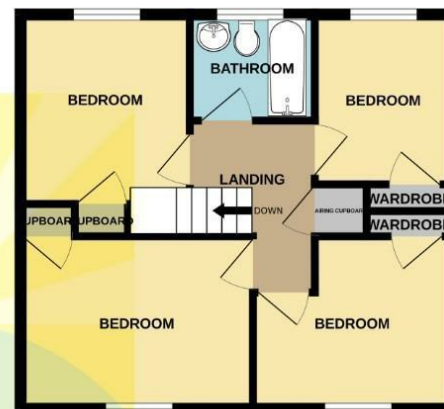
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GROUND FLOOR



1ST FLOOR



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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>		<b>86</b>
(69-80) <b>C</b>	<b>69</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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