



44 Goss Drive | Street | BA16 0RR

FREEHOLD

£275,000



## PROPERTY SUMMARY



This three bedroom home, with one versatile fourth bedroom/home office, has come to the market with NO onward chain. Situated in the desirable catchment area for Brookside school and with quiet residential roads surrounding, an early viewing is recommended to avoid missing out. The property briefly comprises of living room, kitchen/diner, downstairs WC, three bedrooms and family bathroom. Outside there is off road parking for several cars and rear garden.

### Entrance Hall

Opening to living room.

### Living Room

16'5 x 15'0 (5.00m x 4.57m)

Understairs storage cupboard. Two radiators. UPVC double glazed window to front. Door leading to downstairs WC. Through way to kitchen/Diner.

### Kitchen/Diner

18'0 x 9'0 (5.49m x 2.74m)

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. Space and plumbing for washing machine. Space for an upright fridge/freezer. Space for dining furniture. Radiator. Spotlights. UPVC double glazed window to rear. Double doors leading to office/bedroom.

### Office/Bedroom

17'0 x 9'0 (5.18m x 2.74m)

Radiator. Door leading to rear garden. Double glazed sliding doors leading to patio. UPVC double glazed window to rear.

### WC

Low level WC and wash hand basin with storage under. Extractor fan. UPVC double glazed obscure window.

### Landing

Doors leading to bedrooms one, two, three and family bathroom. Airing cupboard.



Semi Detached House

Living Room

Kitchen/Diner

Fourth Bedroom/Home Office

Downstairs WC

Three Bedrooms

Bathroom

Rear Garden

Off Road Parking

No Onward Chain



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

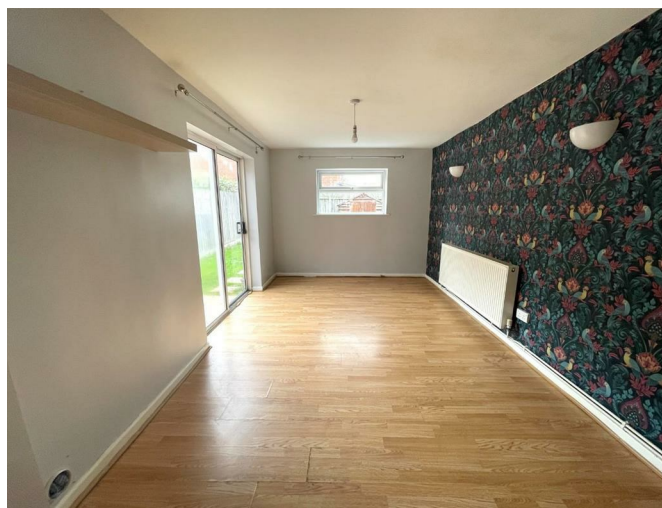
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### Bedroom One

12'6 x 10'6 (3.81m x 3.20m)

Radiator. UPVC double glazed window to front.

### Bedroom Two

9'2 x 8'11 (2.79m x 2.72m)

Radiator. UPVC double glazed window to rear.

### Bedroom Three

8'2 x 7'6 (2.49m x 2.29m)

Radiator. UPVC double glazed window to front.

### Bathroom

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

### Rear Of Property

Garden laid to lawn, enclosed with wooden fencing. Patio and entertaining area. Wooden shed.

### Front Of Property

Driveway providing off road parking for several vehicles.

### 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<br>2002/91/EC  |







