



16 Clemence Road | Street | BA16 0SR

FREEHOLD

£335,000

PROPERTY SUMMARY

3  1  1  D 

This semi detached three bedroom house in a sought after location has come to the market with no onward chain. This property has a kitchen, utility room, sun room, lounge/diner, three bedrooms and a family bathroom. Outside is a large rear garden with far reaching views, off road parking and a garage. An early viewing is highly recommended.

Porch

Space for hanging coats. Door leading in to entrance hall.

Entrance Hall

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

Lounge/Diner

23'0 x 12'0 (7.01m x 3.66m)

Two radiators. Feature fireplace with an electric fire. UPVC double glazed window to front and rear. Serving hatch through to kitchen.

Kitchen

10'5 x 10'5 (3.18m x 3.18m)

A range of wall, draw and base units with laminate work surfaces over. Stainless steel with with drainer and mixer tap over. Tiling to splash prone areas. Integrated Miele electric oven, gas hob and cooker over. Pantry cupboard. Space for under counter fridge. Radiator. UPVC double glazed window to rear. Door leading into inner hallway.

Inner Hallway

Doors leading to utility/WC, sun room and garage.

Sun Room

9'1 x 8'1 (2.77m x 2.46m)

Double glazed French doors leading to rear garden. UPVC windows to side.

Utility Room

5'3 x 6'2 (1.60m x 1.88m)

Low level WC, wall mounted wash hand basin. Space and plumbing for washing machine. Ideal boiler. Wall base cupboards. Work surface.

Landing

Doors to bedrooms one, two three and family bathroom. Airing cupboard. UPVC double glazed window to side.



Semi Detached House

Lounge/Diner

Kitchen

Utility Room/WC

Three Bedrooms

Bathroom

Rear Garden

Far Reaching Views

Garage

Off Road Parking



INTERESTED IN THIS PROPERTY

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Bedroom One

12'2 x 9'2 (3.71m x 2.79m)

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

Bedroom Two

11'0 x 8'7 (3.35m x 2.62m)

Built in wardrobe. Radiator. UPVC double glazed window to rear with far reaching views.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Radiator. UPVC double glazed window to front.

Bathroom

Four piece white suite consisting of low level WC, wash hand basin, panelled bath and shower cubicle. Floor to ceiling tiling. Radiator. Wall mounted heated towel rail. UPVC double glazed obscure window to side.

Rear Garden

Garden laid to lawn enclosed with hedging and wooden fencing. A range of mature trees, plants and bushes. Patio and entertaining area. Shed. Greenhouse. Far reaching views. Gate leading to side of the house.

Garage

17'6 x 8'7 (5.33m x 2.62m)

Power and light. Window to side. Electric garage door.

Front of Property

A driveway providing off road parking. Garden laid to lawn .

Disclaimer

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GROUND FLOOR



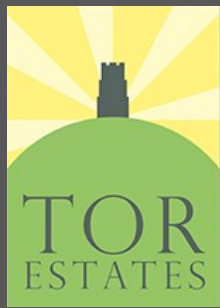
1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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