



45 Jubilee Road | Street | BA16 0QP

FREEHOLD

£280,000



## PROPERTY SUMMARY

3  1  2  D 

A recently extended, well presented house situated in a popular residential area of Street has come to the market. Conveniently positioned within walking distance to all the local amenities of the town. The property comprises entrance hall, family room, living room with multi fuel burner, kitchen/diner, cloakroom, three bedrooms, bathroom, front & rear gardens and off road parking. An early viewing is highly recommended.

### Entrance Hall

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

### Living Room

16'4 x 11'4 (4.98m x 3.45m)

Radiator. Multi fuel wood burner with attractive wooden beam and hearth. UPVC double glaze window to front. UPVC double glazed French doors leading to rear garden.

### Family Room

13'3 x 11'8 (4.04m x 3.56m)

Solid wood flooring. Feature fireplace. Radiator. Under stairs storage cupboard. UPVC double glazed bay window to front. Door leading to Kitchen/diner

### Kitchen/Diner

18'6 x 13'8 (5.64m x 4.17m)

A range of wall, drawer and base units with laminate work surface over. Sink and drainer with mixer tap over. Integrated dish washer. Integrated fridge/freezer. Integrated double electric oven with induction hob and cooker hood over. Spotlights.

### Diner

UPVC double glazed window to side. Two Velux windows. UPVC double glazed French doors leading to patio. Door leading to downstairs cloakroom. Radiator. Door leading to cloakroom.

### Cloakroom

Space and plumbing for a washing machine. Space for a tumble dryer. Low level WC. Wash hand basin with storage under. Extractor fan. Spot lights. UPVC double glazed obscure window to rear.

### Landing

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



Mid Terraced House

Two Reception Rooms

Kitchen/Diner

Downstairs Cloakroom

Three Bedrooms

Bathroom

Gas Central Heating

Enclosed Rear Garden

Off Road Parking



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PROPERTY**

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**Bedroom One**

11'5 x 10'7 (3.48m x 3.23m)

Wood effect flooring. Built in wardrobe. Radiator. UPVC double glazed window to front.

**Bedroom Two**

12'8 x 9'6 (3.86m x 2.90m)

Radiator. UPVC double glazed window to front.

**Bedroom Three**

9'7 x 7'5 (2.92m x 2.26m)

Wood effect flooring. Radiator. UPVC double glazed window to rear.

**Bathroom**

Low level WC, wash hand basin with storage under and panelled P shape bath with shower over. Tiling to splash prone areas. Heated towel rail. Spotlights. Extractor fan. UPVC double glazed obscure window to rear.

**Rear Garden**

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

**Front Of Property**

Various plants and shrubs. Private driveway providing off road parking.

**Property Information**

There is a right of access to the rear of the property via number 47.

**Disclaimer**

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 68                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |







