



36 Willow Road | Street | BA16 0RU

FREEHOLD

£279,950

## PROPERTY SUMMARY



Superb three bedroom semi detached property with garage and driveway available in a popular cul-de-sac. The accommodation briefly comprises of living room, kitchen diner, three bedrooms and family bathroom. Early viewing is highly recommended to avoid missing out on this gem.



### Entrance Porch

Radiator. Stairs to first floor. French doors leading to living room.

### Living Room

13,7 x 12,7 (3.96m,2.13m x 3.66m,2.13m)

Feature fire place with a multi fuel burner. Radiator. UPVC double glazed window to front. Archway leading to kitchen/diner.

### Kitchen/Diner

15,8 x 10,5 (4.57m,2.44m x 3.05m,1.52m)

A range of modern wall, drawer and base units with laminate work surface over. Counter top lighting. Plinth LED lights. Stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Electric oven with gas hob and cooker hood over. UPVC double glazed window to side and rear. UPVC double glazed door leading to rear garden.

### Dining Area

Radiator. Space for a dining table and chairs. UPVC double glazed French doors leading to rear patio.

### Landing

Doors leading to bedroom one, two, three and bathroom. Radiator. UPVC double glazed window to side.

### Bedroom One

13,5 x 8,10 (3.96m,1.52m x 2.44m,3.05m)

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

Double Glazed  
Semi Detached  
Gas Central Heating  
Driveway  
Garage  
Gardens  
Kitchen Diner  
Three Bedrooms



**INTERESTED IN THIS  
PROPERTY**

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**Bedroom Two**

9,3 x 9,2 (2.74m,0.91m x 2.74m,0.61m)  
Radiator. Built in cupboard. UPVC double glazed window to rear.

**Bedroom Three**

10,6 x 6,9 (3.05m,1.83m x 1.83m,2.74m)  
Radiator. Built in cupboard. UPVC double glazed window to front.

**Bathroom**

Low level WC, pedestal wash hand basin and P shaped bath with  
shower over. Tiling to splash prone areas. Extractor fan. Spot  
lights.

**Rear Garden**

A patio perfect for entertaining. A garden laid to lawn enclosed  
with wooden fencing. A detached single garage with an up and  
over door.

**Front Of Property**

Various mature bushes, plants and trees. Driveway offering off road  
parking for several vehicles.

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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>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	84



