



19 Merriman Road | Street | BA16 0JB

FREEHOLD

£290,000



## PROPERTY SUMMARY



Located on Merriman Road in Street, is this immaculate three bedroom home. This property is ideal for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The living room is a warm and welcoming area, perfect for unwinding after a long day. The kitchen diner is a standout feature, designed for both functionality and socialising, making it the heart of the home. Additionally, a utility room adds practicality, offering extra storage and laundry facilities. The property boasts a detached garage and off road parking. Situated close to the high street, an early viewing is highly recommended.

### Entrance Porch

9'9 x 3'8 (2.97m x 1.12m)  
UPVC double glazed window to front.

### Hallway

Door leading to kitchen/diner, cloakroom and living room.

### Living Room

9'11 x 10'6 (3.02m x 3.20m)  
Radiator. UPVC double glazed window.

### Cloakroom

Low level WC. Wash hand basin with storage under. Under stairs storage cupboard. UPVC double glazed obscure window.

### Kitchen/Diner

20'11 x 12'1 (6.38m x 3.68m)  
A range of wall, drawer and base units with solid work surfaces over. Sink with drainer and mixer tap over. Integrated dishwasher. Space for an integrated fridge. Space for an integrated freezer. Rangemaster double oven and five ring gas hob. UPVC double glazed window to side. Solid oak flooring. Multi fuel burner. Space for dining furniture. UPVC double glazed French doors leading to patio.

### Utility Room

Space and plumbing for washing machine. Space for tumble dryer. Space for an upright fridge/freezer.

### Landing

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

### Bedroom One

12'2 x 10'6 (3.71m x 3.20m)  
Radiator. UPVC double glazed window.



End Of Terrace House

Living Room

Cloakroom

Kitchen/Diner

Utility Room

Three Bedrooms

Bathroom

Large Rear Garden

Garage

Off Road Parking



## INTERESTED IN THIS PROPERTY

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



### Bedroom Two

9'11 x 11'8 (3.02m x 3.56m)

Radiator. Feature fireplace. UPVC double glazed window.

### Bedroom Three

10'0 x 6'3 (3.05m x 1.91m)

Radiator. UPVC double glazed window.

### Bathroom

Three piece white suite, low level WC, wash hand basin with storage under and panelled bath with shower over. Tiling to splash prone areas. Spot lights. Extractor fan. UPVC obscure double glazed window.

### Rear Garden

Patio and entertaining area. Side access. Large garden laid to lawn enclosed with wooden fencing.

### Garage

16'1 x 8' (4.90m x 2.44m)

Electric roller door. Door to side. Power and light.

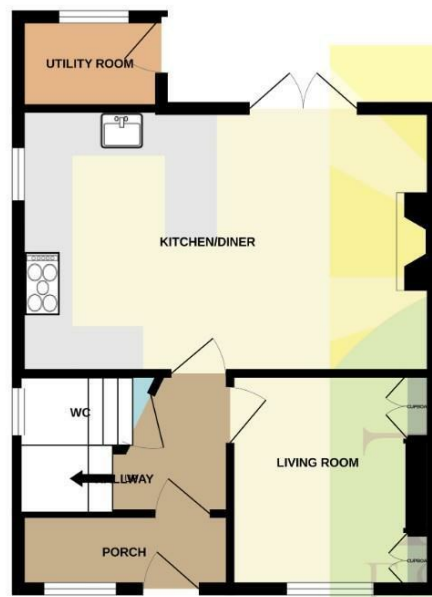
### Front Of Property

Off road parking for two vehicles. Shared driveway to the rear of the property.

### Disclaimer

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GROUND FLOOR



1ST FLOOR



19 MERRIMAN ROAD, STREET, BA16 0JB

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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>		<b>74</b>
(55-68) <b>D</b>	<b>58</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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