

42 Fowen Close | Street | BA16 0FY

FREEHOLD

£225,000



## PROPERTY SUMMARY

2  2  1  

Offering a cul-de-sac location close to Brookside Academy is this two bedroom mid-terrace house with no onward chain. The property comprises an entrance hall, kitchen, lounge/diner, cloakroom, and two double bedrooms, both with en-suites. Externally the property benefits from an allocated off road parking space and a low maintenance rear garden. An internal viewing is highly recommended.

### Entrance Hall

Composite entrance door to front. Radiator. Doors leading to lounge/diner and cloakroom. Opening through to kitchen.

### Kitchen

10'0 x 6'4 (3.05m x 1.93m)

Fitted with a range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Electric oven, gas hob and cooker hood over. Integrated dishwasher. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Cupboard housing the gas fired boiler. UPVC double glazed window to front.

### Cloakroom

Low level WC and pedestal wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed window to front.

### Lounge/Diner

18'6 x 12'3 (5.64m x 3.73m)

Two radiators. Space for dining table and chairs. Two UPVC double glazed window and French doors leading to the rear garden. Stairs leading to first floor.

### Landing

Doors to both bedrooms. Loft hatch.

### Bedroom One

12'8 x 9'3 (3.86m x 2.82m)

Radiator. UPVC double glazed window to front. Door to en-suite.

### Bedroom One En-Suite

6'4 x 6'2 (1.93m x 1.88m)

Three piece white suite comprising a low level WC, pedestal wash hand basin and panelled bath. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan.



Mid Terraced House

Kitchen

Lounge/Diner

Downstairs Cloakroom

Two Double Bedrooms

Two Ensuites

Rear Garden

Off Road Parking

UPVC Double Glazing

Gas Central Heating



## INTERESTED IN THIS PROPERTY

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## Bedroom Two

12'8 x 8'6 (3.86m x 2.59m)

Fitted wardrobe. Airing cupboard. Radiator. UPVC double glazed window to rear. Door to En-suite.

## Bedroom Two En-Suite

Low level WC, wash hand basin and shower cubicle with electric shower over. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan.

## Rear Garden

A low maintenance rear garden which has been laid to a combination of patio and stone chippings. Enclosed with timber fencing with a gate to the side providing rear access. Timber storage shed.

## Front Of Property

The property is accessed via a paved pathway leading to the covered main entrance with external lighting. Directly opposite the entrance is the allocated parking space providing off road parking for one vehicle.

## Purchasers Note

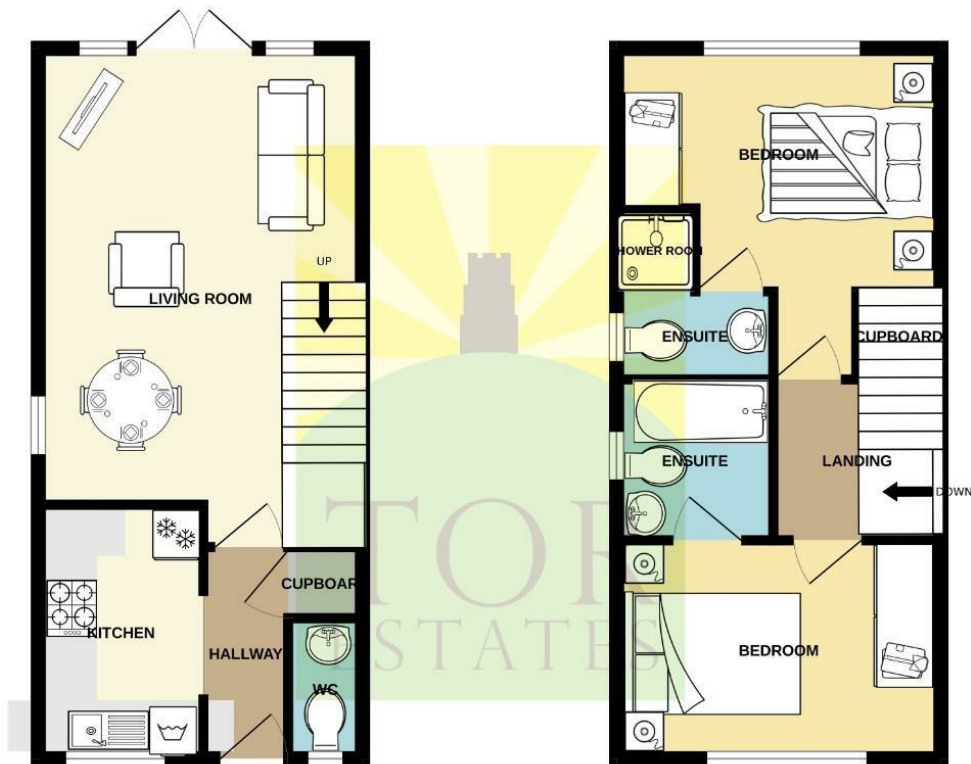
Please be advised there is a annual Estate Management Charge of approximately £147.54 for the upkeep of the communal areas.

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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	



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