

35 Grange Road | Street | BA16 0AY

FREEHOLD

£320,000

PROPERTY SUMMARY



A charming, four bedroom mid terrace cottage, conveniently positioned near the High Street with no onward chain has come to the market. This property offers spacious accommodation throughout, a south facing rear garden and off road parking. An early viewing is essential to really appreciate what this property has to offer.

Entrance Hall

Stairs to first floor. Walk through to living room. Doors leading to dining room and kitchen. Under stairs storage cupboard. Flagstone flooring.

Dining Room

13'06 9'11 (4.11m 3.02m)

Period feature fireplace. Radiator. UPVC double glazed window to front. Solid wood flooring.

Living Room

17'5 x 11'01 (5.31m x 3.38m)

Flag stone flooring. Radiator. Storage cupboard. UPVC double glazed French doors leading to the rear garden. Door leading to kitchen.

Kitchen

14'5x8'4 (4.39mx2.54m)

A range of fitted wall, drawer and base units with laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Complementary tiling to splash prone areas. Built-in electric oven with five ring induction hob over. Space and plumbing for washing machine. Space for upright fridge/freezer. Breakfast bar area. Tiled floor. Wooden panelling to ceiling with inset downlighters. Wall mounted Worcester 24i junior gas fired boiler, providing domestic hot water and central heating to the property. Built-in storage alcove with open front and UPVC double glazed window pane to side. Door to bathroom. UPVC double glazed window to side, overlooking the courtyard area. UPVC double glazed pedestrian door, providing access to the rear garden

Bathroom

Three piece white suite comprising of low WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash. Radiator. Tiled flooring. Shaving point. Spotlights. UPVC double glazed obscure window to rear.

Landing

Storage cupboard. Stairs leading to bedroom One, two, three and four.



Mid Terrace House

Kitchen

Living Room

Dining Room

Four Bedrooms

Shower Room

Bathroom

Rear Garden

Off Road Parking



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PROPERTY**

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Bedroom One

12'6 x9 (3.81m x2.74m)

Radiator. Door to Ensuite. Storage cupboard. UPVC double glazed window to rear.

Ensuite

Low level WC, wash hand basin and walk in shower. Extractor fan.

Bedroom Three

10'2x9'11 (3.10mx3.02m)

Radiator. UPVC double glazed window to rear.

Bedroom Two

11'11x10'8 (3.63mx3.25m)

Radiator. UPVC double glazed window to front.

Bedroom Four

8'8x6'4 (2.64mx1.93m)

Radiator. UPVC double glazed window to front.

Front Of Property

Front garden, laid to patio. Stone wall with a footpath leading to the front door.

Rear Garden

Laid to lawn enclosed with wooden fencing. Patio area for entertaining. Footpath leading to rear. Gate at the rear leading to two parking spaces.

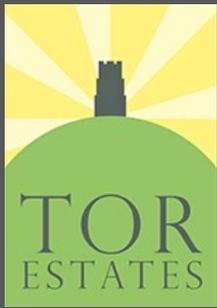
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

