

43 Wilfrid Road | Street | BA16 0EU

FREEHOLD

£235,000



## PROPERTY SUMMARY



A charming two bedroom cottage, situated in the ever desirable area of Wilfrid Road, Street has come to the market. The property comprises a lounge/diner, kitchen, two bedrooms and a bathroom. Outside, boasts a generous sized rear garden and off road parking. An early viewing is essential to really appreciate what this property has to offer.

### Lounge/Diner

24'6 x 14'4 (7.47m x 4.37m)

Feature fire place with a wood burner. Radiator. Glazed sash windows to front. Opening into the dining area. Feature fire place. Two sash windows to rear. Storage cupboard providing space and plumbing for a washing machine. Stairs leading to first floor. Door to kitchen.

### Kitchen

11'11 x 6'4 (3.63m x 1.93m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer. Tiling to splash prone areas. Integrated electric oven with gas hob and cooker hood over. Wall mounted gas boiler. Radiator. Dual aspect UPVC double glazed windows to side and rear. UPVC double glazed rear door leading to rear garden.

### Stairs To First Floor

### Landing

Doors leading to bedroom one, two and bathroom. Loft access.

### Bedroom One

14'4 x 9'3 (4.37m x 2.82m)

Radiator. Window leading to front.

### Bedroom Two

10'7 x 6'3 (3.23m x 1.91m)

Radiator. Window to rear.



Lounge/Diner

Kitchen

Two Bedrooms

Bathroom

Character Features

Gas Central Heating

Large Garden

Off Road Parking

Close To High Street



## INTERESTED IN THIS PROPERTY

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**MARKET APPRAISAL**

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## Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with a shower over. Tiling to splash prone areas. Heated towel rail. Tiled floor .Spotlights. Two windows to rear.

## Rear Garden

Patio and entertaining area. Garden laid to lawn enclosed with wooden fencing. Gravelled pathway leading to a gate providing rear access to parking space.

## Front Of Property

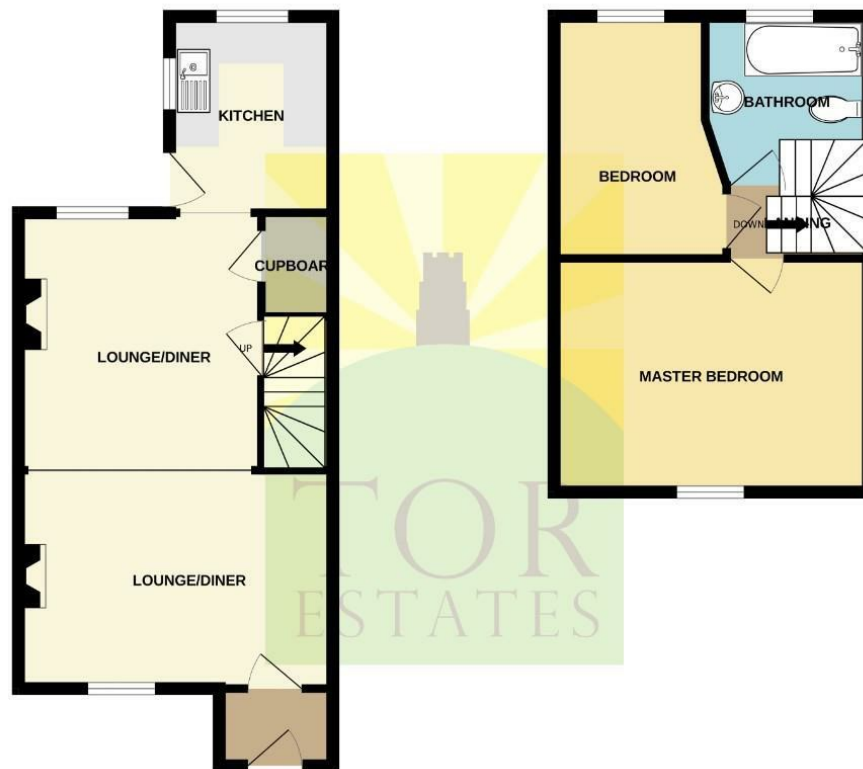
A garden laid to lawn. A range of mature bushes and trees. A pathway leading to the front door.

## Disclaimer

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GROUND FLOOR

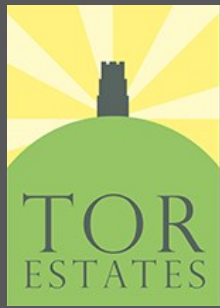
1ST FLOOR



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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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