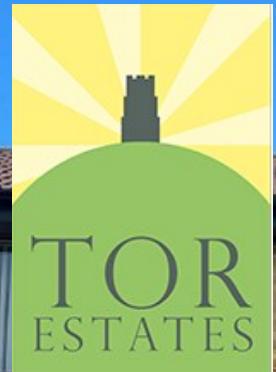




64 Goss Drive | Street | BA16 0RR

FREEHOLD

£290,000



PROPERTY SUMMARY

3  1  1  D 

This delightfully presented three double bedroom home, with one versatile fourth bedroom/second reception room, has come to the market. Situated in the desirable catchment area for Brookside school and with quiet residential roads surrounding, an early viewing is recommended to avoid missing out. The property briefly comprises of two reception rooms, utility room, downstairs WC, kitchen, conservatory, three double bedrooms and family bathroom. Outside there is off road parking for several cars and lovely rear garden.

Entrance Hall

Door leading to second reception room/bedroom four, door leading to main living room.

Reception room/bedroom four

11'5 x 7'10 (3.48m x 2.39m)

wood effect flooring, UPVC double glazed window to front. Door to utility room. Radiator.

Utility room

7'10 x 4'10 (2.39m x 1.47m)

Space and plumbing for washing machine, low level WC, wash hand basin, door leading to side of property.

Lounge diner

22'5 x 12'1 (6.83m x 3.68m)

Dual aspect with UPVC double glazed windows to front and rear, two radiators, Opening to kitchen. Stairs to first floor.

Kitchen

11'4 x 7'2 (3.45m x 2.18m)

Range of wall, base and drawer units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Under stairs cupboard. Space and plumbing for washing machine and dishwasher. Built in electric oven with hood over. Door leading to conservatory.

Conservatory

10'6 x 9'6 (3.20m x 2.90m)

Power and light, double doors leading onto patio area.



- Three Double Bedrooms
- Multipurpose Room with own entrance
- New Gas Boiler
- Utility Room
- Well Presented
- Conservatory
- Walking Distance to Brookside School
- Down Stairs WC
- Fully Double Glazed
- Driveway And Parking for three Cars

INTERESTED IN THIS
PROPERTY
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MARKET APPRAISAL

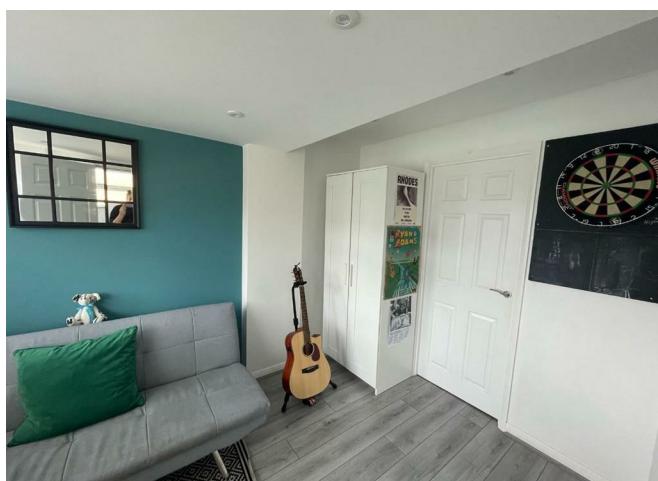
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your mortgage



Landing

Doors to bedrooms one, two, three and family bathroom.

Bedroom One

12'1 x 10'9 (3.68m x 3.28m)

UPVC double glazed window to front. Radiator

Bedroom Two

9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window to rear. Radiator and storage cupboard

Bedroom Three

10'9 x 10'3 (3.28m x 3.12m)

UOVC double glazed window to front. Radiator.

Bathroom

9'4 x 7'5 (2.84m x 2.26m)

Three piece suite comprising low level WC, wash hand basin and panel bath, Double walk in shower. Tiling to splash. Heated towel rail, extractor fan. UPVC double glazed window to side.

Rear of Property

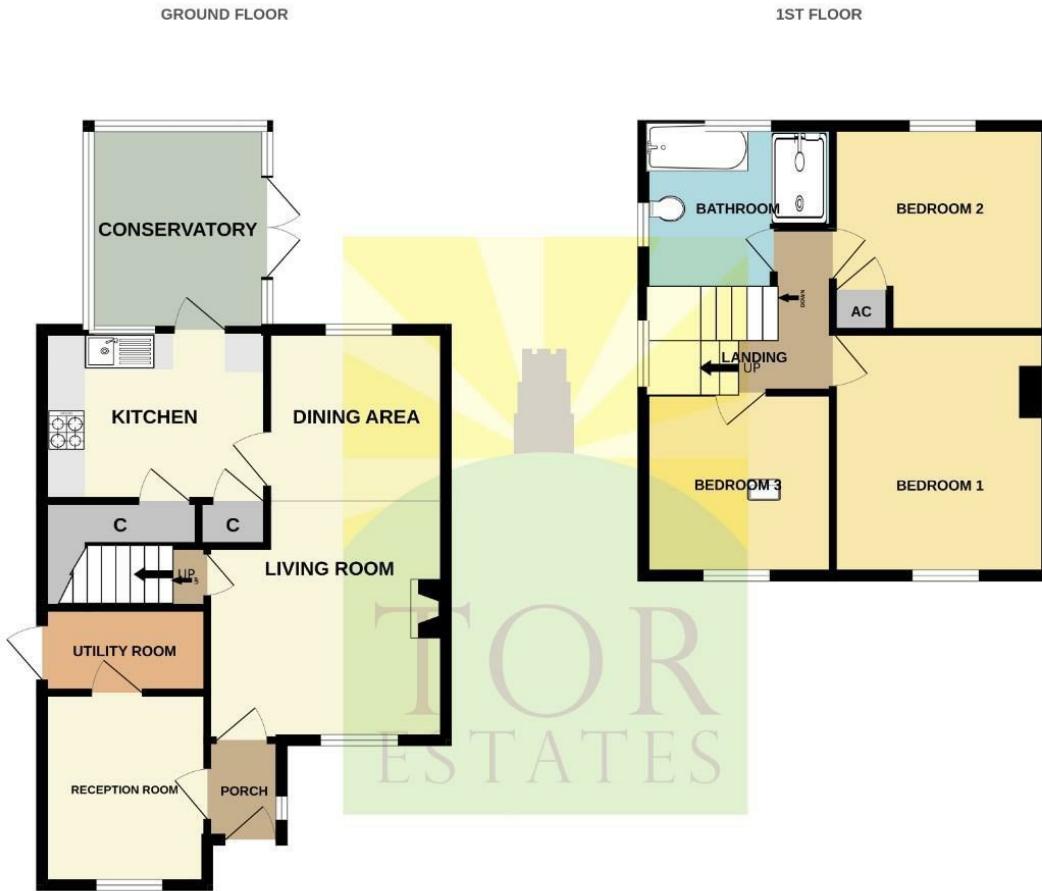
Patio and entertaining area, garden laid to lawn enclosed with wooden fencing. A mixture of mature plants, flowers and shrubs border the garden. Shed. Side access.

Front of Property

Driveway with off road parking for several cars. Garden laid to lawn

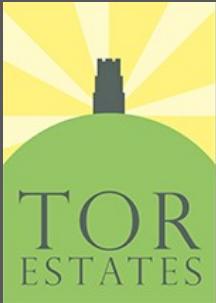
Note

A Tor Estates member of staff, has a financial interest in this property, therefore it is being declared as legally required.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Measured March 2022.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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