

Sold



3 BEDROOM SEMI-DETACHED | GRANVILLE ROAD, SN12 | £290,000

## DESCRIPTION

1930's style semi-detached family home that has been extended to the rear to create generously proportioned living space. The well balanced accommodation comprises three bedrooms and family bathroom on the first floor, whilst downstairs a reception hallway leads to a fitted kitchen, a bow-bay fronted dining room and a spacious open plan living room. Externally there is ample off-road parking with a double gated driveway which leads past the pretty front garden. There is an extensive garden to the rear which has been landscaped and includes a summerhouse.

Ideally situated in a well established residential location to the North of the town centre, this property provides superb access to a wide range of local amenities and through routes, including the nearby A350.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

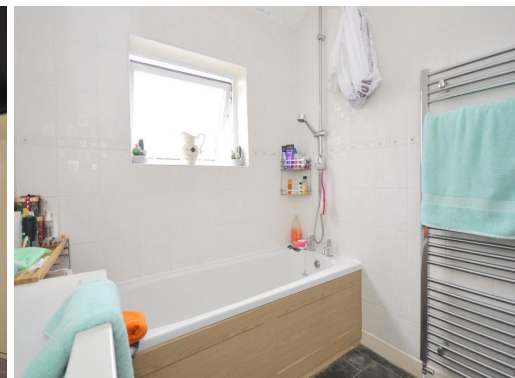
EPC Rating: E

Mains water, electricity and drainage connected. Oil fired central heating.

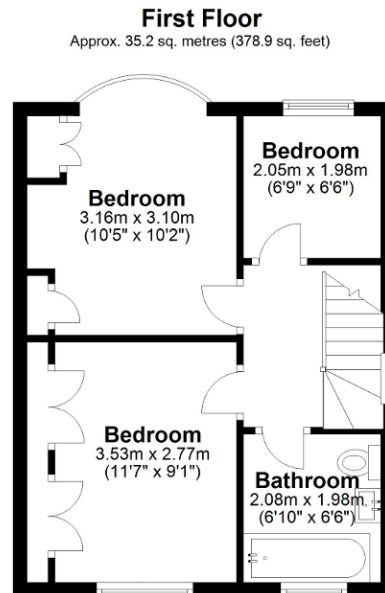
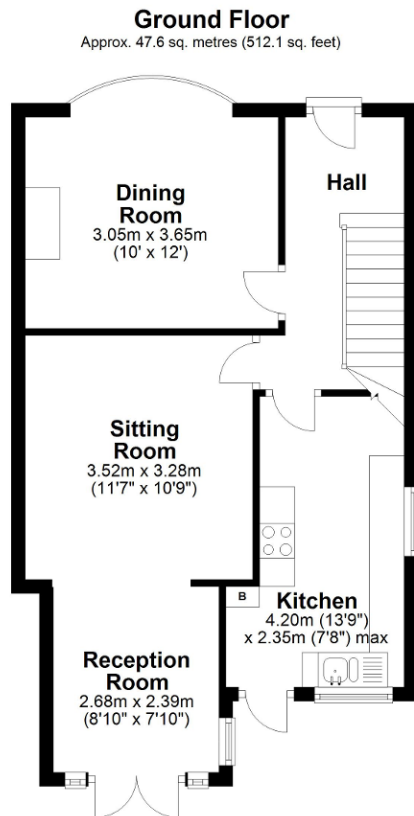


## KEY FEATURES

- Older style semi-detached house
- Extended to rear
- Bay fronted dining room
- Extensive rear garden
- Summerhouse in garden
- Three bedrooms
- Open plan living room
- Large gated driveway
- Close to local amenities







Total area: approx. 82.8 sq. metres (891.0 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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