

Sold

3 BEDROOM SEMI-DETACHED HOME | STAVERTON, BA14 | £300,000



## DESCRIPTION

This double fronted three bedroom semi detached home is situated in the highly regarded village of Staverton. Located withing easy walking distance of the local primary school, the stunning Kennet and Avon canal, the local family run "Bear Pub" is a stone's throw away and "The Tollgate Inn" is withing a short country walk through beautiful open fields. On the ground floor there is an entrance hall, a light and spacious double aspect sitting room, a very well-appointed kitchen / dining room with French doors providing access to the conservatory, enabling enjoyment of the beautiful and private West facing rear garden all year round and a downstairs cloakroom. Upstairs there are three good sized bedrooms and a family bathroom. Outside there is ample off-road parking and a single garage. All in all, a lovely family home in a sort after location.

Staverton is a delightful village just a few minutes walk away from the beautiful Kennet and Avon canal towpath just on the outskirts of Trowbridge, resting just two miles away from the Town Centre. Bradford on Avon is just three miles away and the Georgian City of Bath is within nine miles.. There is also a local news agents, Dentist and Chinese restaurant / Takeaway within the marina estate very close by. Trowbridge offers an excellent range of shopping, leisure and educational amenities.

Tenure: Freehold

EPC: C

Council tax band: C

Services: Mains gas, electricity, water and drainage

Local authority: Wiltshire County Council





## KEY FEATURES

- Lovely semi detached family home
- Countryside views
- Kitchen / dining room
- Three good sized bedrooms
- Conservatory
- Desirable village location
- Double aspect sitting room
- Downstairs cloakroom
- Family bathroom
- A good sized West facing rear garden





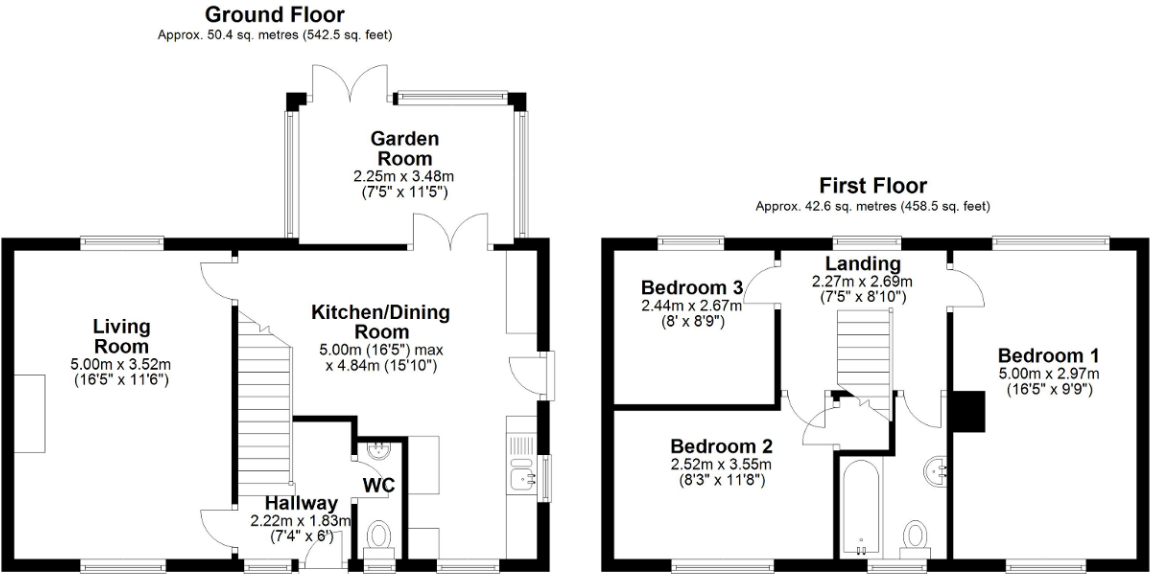


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	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.



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

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