



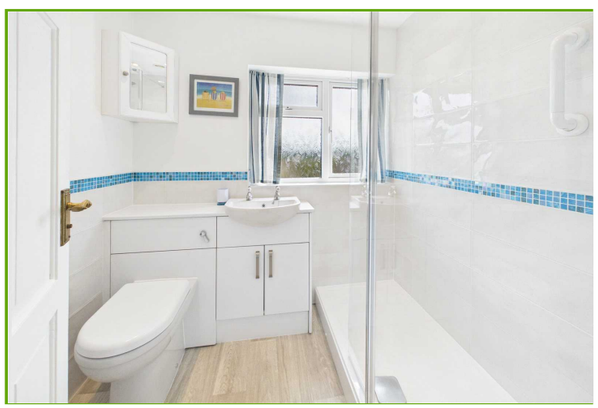












9 Pinewood Avenue, Midsomer Norton,
Radstock, Somerset, BA3 2RE

Offers Over: £300,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

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The Property Ombudsman

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Council Tax Band: C
EPC Rating: D
Local Authority: Bath & North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*FANTASTIC EXTENDED SEMI DETACHED FAMILY HOME
*THREE BEDROOMS & CONTEMPORARY SHOWER ROOM
*TWO SEPARATE RECEPTION ROOMS
*NO ONWARD CHAIN
*HIGHLY DESIRABLE ROAD
*GARAGE AND DRIVE
*EARLY INTERNAL VIEWING RECOMMENDED

Description
NO ONWARD CHAIN!!!
This superb semi detached house is situated in a very well regarded road and has been owned by the same family since it was new, always a great advert for a home! The property has been extended to the rear and now offers light and airy accommodation comprising on the ground floor a welcoming entrance hall, a spacious sitting room that leads to a family/dining room, a fitted kitchen and a side lobby that leads to a useful workshop attached to the rear of the garage. On the first floor there are three well proportioned bedrooms and a contemporary shower room. Other features include a PVCu double glazing and a gas central heating system. Other features include well tended front and rear gardens, a brick paved drive allowing off street parking and leading to a single garage. Properties in this road always prove popular therefore an early internal viewing is highly recommended.

Directions
Turn left at the top of Midsomer Norton High Street onto North Road. Turn left at the second mini roundabout into Paulton Road and then second right into Pinewood Road.

Take the second turning on the left into Pinewood Avenue and the property can be found on the left hand side.

Entrance Hall
PVCu double glazed door to entrance hall with a PVCu double glazed window to front, double radiator, single radiator, stairs to first floor landing, understairs cupboard, built in cupboard.

Sitting Room
PVCu double glazed window to front, single radiator, double radiator, television point, living flame gas fire, coved ceiling.

Family/Dining Room
PVCu double glazed window to rear, double radiator, coved ceiling.

Kitchen
PVCu double glazed window to rear, matching base and wall units, rolled edge work surfaces, one and a half bowl ceramic sink unit, tiled splashbacks, plumbed for dishwasher and washing machine, tiled floor, electric double oven and gas hob, PVCu double glazed door to side lobby.

Side Lobby
PVCu double glazed doors to the front and rear, tiled floor, door to workshop.

Workshop
Window to rear, power and lighting, tiled floor, vented for tumble dryer.

Landing
PVCu double glazed window to side, airing cupboard housing linen shelves and gas combi boiler, access to a part boarded loft.

Bedroom One
PVCu double glazed window to front, single radiator, range of fitted wardrobes.

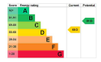
Bedroom Two
PVCu double glazed window to rear, single radiator, fitted wardrobes, coved ceiling.

Bedroom Three
PVCu double glazed window to front, single radiator, coved ceiling, telephone point.

Shower Room
PVCu double glazed window to rear, walk in shower with twin head shower, wash hand basin with vanity unit below, low level WC, double radiator, extractor fan, tiled splashbacks.

Front Garden
Enclosed by boundary wall, mainly laid to lawn with flower and shrubbery beds.

Rear Garden
Enclosed by boundary wall and fencing, mainly laid to lawn, paved patio area, outside tap, outside lighting.


For full EPC please contact the branch.

Drive
Brick paved drive allowing off street parking for one car and leading to the garage.

Garage
Up and over door, power and lighting.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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