43 Russet Way, Peasedown St. John BA2 8ST

Vendor suited. A lovely detached property with recently replaced kitchen including range cooker, bathroom and cloakroom. The gardens to both front and rear are larger than average making a family friendly home with scope to extend subject to all necessary permissions. Call Bishop & Company to arrange your viewing.

• Vendor suited
• Detached
• Three bedrooms
• Refitted kitchen & bathroom
• Generous plot
• Scope to extend subject to PP

£255,000
Entrance -
Double glazed front door to:

Lobby -
Radiator. Door to cloakroom.

Cloakroom -
Double glazed window, tiled flooring, heater, fitted WC and wash hand basin with cupboard underneath.

Lounge - 14’ 11” x 14’ 10” (4.54m x 4.52m)
Double glazed window to front, stairs to first floor landing, oak flooring, 2 x radiators and electric fire with wooden surround.

Kitchen/Diner - 14’ 10” x 10’ 0” (4.52m x 3.05m)
Fitted kitchen units with floor cupboards and matching wall cupboards. Worktop with stainless steel sink unit, tiling to splash back. Integrated appliances include fridge/freezer, dishwasher and wine chiller. Rangemaster Classic Deluxe 90 cooker with 5 ring hob, grill and extractor hood above. Concealed cupboard housing 4 year old gas central heating boiler, the floor is tiled and the tiling extends underneath the cupboard, double glazed window to rear.

Dining Area -
Double glazed French doors to rear garden, Oak flooring, understair cupboard.

Landing -
Double glazed window, loft access, airing cupboard housing hot water tank and shelving for storage.

Bathroom -
Double glazed window, panelled bath, fitted WC, wash hand basin with cupboards underneath, heater, under floor heating, spotlights, tiled walls and floor.

Bedroom 1 - 11’ 9” x 8’ 5” (3.58m x 2.56m)
Double glazed window to front, radiator and built in double wardrobe.

Bedroom 2 - 11’ 6” x 8’ 0” (3.50m x 2.44m)
Double glazed window to rear, built in double wardrobe and radiator.

Bedroom 3 - 8’ 5” x 6’ 3” (2.56m x 1.90m)
Double glazed window to front, radiator and built in double wardrobe over stairs.

Rear Garden -
The garden to the rear is enclosed and enjoys a southerly aspect. Mostly lawned with a paved patio and gravelled seating area. Outside tap.

Garage - 16’ 8” x 8’ 8” (5.08m x 2.64m)
Up and over door with light and power, personnel door into the garden.
**Front Garden -**

There is a driveway leading to the garage and a gravelled area to the side providing further parking. The lawn at the front of the property wraps around and continues to the side of the property.

**Agents Notes -**

Please note not all items pictured will be included in the sell.

This is a freehold property.

Bathroom and cloakroom were replaced in 2012.

New downstairs radiators were fitted in 2015.

New boiler 2013.

New kitchen and appliances 2013.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Council Tax Band - D

VIEWINGS

By Prior appointment with Bishop & Co 01761 411116

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