

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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4 Ferenberge Close Farmborough Bath BA2 0DH



£260,000

An immaculately presented three bedroom end of terraced house set in the heart of the popular village community of Farmborough. An ideal family home with an enclosed south facing level rear garden.

* Double glazed & gas fired central heating * entrance hall * cloak with wc * sitting room * dining room * kitchen * 3 bedrooms * bathroom * driveway parking * garage in block to rear with direct access to garden * front & rear gardens *



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This generously proportioned and well presented end of terraced house has been very well cared for by the present owner and is neutrally decorated throughout. The property has double glazing and gas fired central heating together with a modern fitted kitchen.

The property enjoys a pleasant location and has the advantage of gardens to front and rear with that to the rear being southerly facing and enclosed, together with a garage which is in a block to the rear of the house but with a personal access door leading directly into the garden as well as driveway parking to the front.

Farmborough is a popular village location with a primary school judged outstanding by Ofsted, two local pubs, community shop and parish church. Its a thriving community with a popular village Facebook page Farmboroughfolk.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Double glazed entrance door

PORCH: Double glazed window to side aspect, door to hallway and door to

CLOAKROOM/WC: Double obscure glazed window, half tiled walls, radiator, suite of wc and pedestal wash hand basin.

HALLWAY: Staircase rising to first floor, radiator.

SITTING ROOM: 4.72m x 4.28m (15' 5" x 14') Double glazed window to front aspect, understairs storage cupboard, feature fireplace with electric fire, radiator, double doors to

DINING ROOM: 3.25m x 2.53m (10' 7" x 8' 3") Sliding double glazed patio doors to garden, radiator, archway to

KITCHEN: 3.25m x 2.44m (10' 7" x 8') Double glazed window to rear aspect overlooking the garden, tiled floor. Range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset sink unit with mixer tap. Built in four ring electric hob with extractor above and double oven beneath. Plumbing for automatic washing machine and dishwasher, wall mounted Worcester gas fired combination boiler.

FIRST FLOOR

LANDING: Double glazed window to side aspect, access to roof space.

BEDROOM ONE: 3.75m x 2.97m (12' 3" x 9' 8") Two double glazed windows to front aspect, radiator. Fitted with an extensive range of built in bedroom furniture, wardrobes etc (part included in measurements).

BEDROOM TWO: 3.29m x 3.01m (10' 9" x 9' 10") Double glazed window to rear aspect overlooking the rear garden, radiator.

BEDROOM THREE: 3.28m x 2.10m (10' 9" x 6' 10") Double glazed window to rear aspect, radiator.

BATHROOM: Double obscure glazed window, radiator. Suite of bath with Mira shower above, low level wc and pedestal wash hand basin with tiled surrounds.

OUTSIDE

To the **FRONT** of the property there is a block paved driveway providing off street parking and a pleasant garden laid to gravel, borders and hedging with side access leading to the **REAR GARDEN** approximately 10m x 6.5m (32' x 21') The garden is a pleasant feature of the property being enclosed by timber fencing and having a southerly facing aspect. It comprises a paved patio and lawn with gravelled beds, flower and shrub borders and has an outside water tap provided. There is a personal door from the garden directly in to the

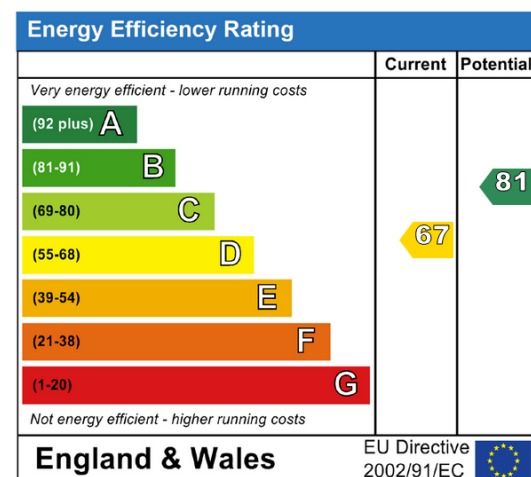
GARAGE: 5.17m x 2.58m (17' x 8' 5") This is part of a block to the rear of the property and has a metal up and over door, power and light connected.

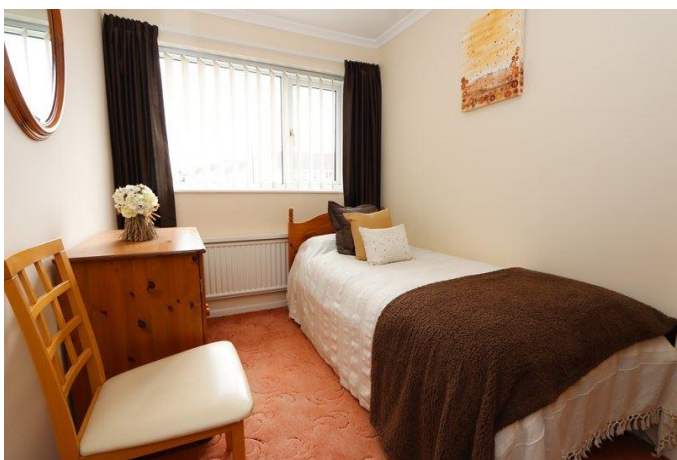
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

DIRECTIONS: At Marksbury on the A39 travelling from the direction of Keynsham take the left hand turning adjacent to petrol station, continue to Farmborough then turn left into Timsbury Road. Next to the Butchers Arms public house turn right and number 4 will be found on the left hand side before entering the cul de sac itself.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

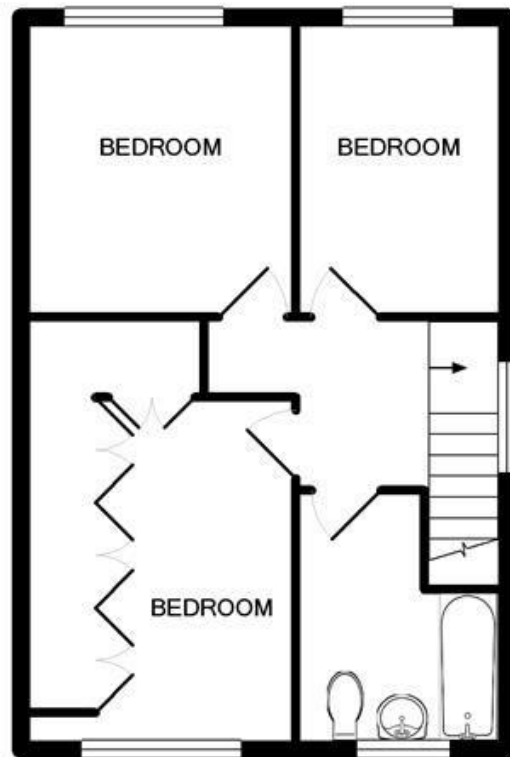
REF UWR1143







GROUND FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(495 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(453 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.1 SQ.M. (948 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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