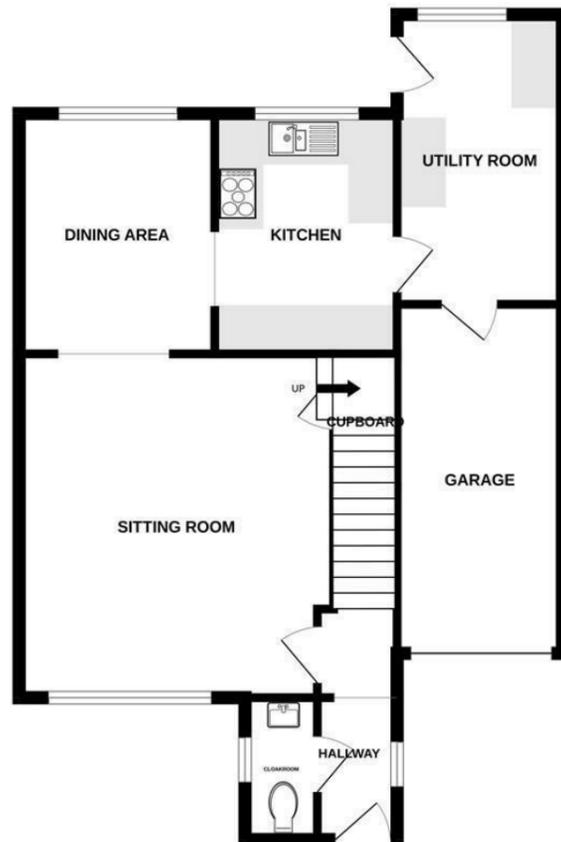


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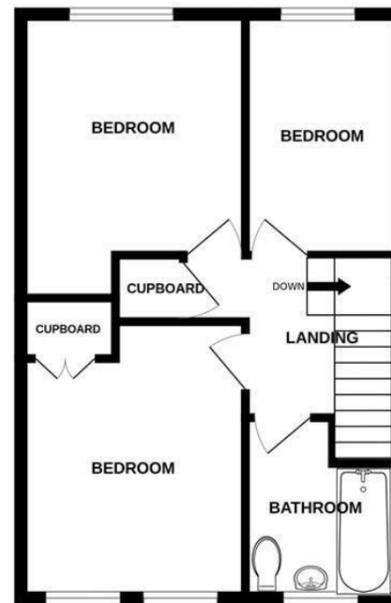
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

14 Ferenberge Close, Farmborough, Bath, BA2 0DH

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



FERENBERGH CLOSE BA2 0DH

TOTAL FLOOR AREA: 1012sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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£325,000

A well presented deceptively spacious semi detached home offering well planned accommodation with an enclosed rear garden and an attached garage. Located in a cul de sac in the popular village of Farmborough.

- Well presented home
- Cloakroom
- Light and spacious sitting room / dining room
- Modern bathroom suite
- Block paved drive way
- Enclosed rear garden
- Separate utility room
- Garage
- Well positioned for access to Bristol or Bath

14 Ferenberge Close, Farmborough, Bath, BA2 0DH

Located in Ferenberge Close, Farmborough, Bath, which is a tucked away location, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

As you approach the property, you will be greeted by a block-paved driveway, providing convenient off-road parking and leads to an attached garage. The enclosed rear garden is a wonderful feature, offering a private outdoor space for relaxation, gardening, or entertaining guests.

Inside, the home is light and bright, creating an inviting atmosphere throughout. The modern kitchen is equipped with contemporary fittings, making it a joy for cooking and entertaining. The bathroom has also been tastefully updated, ensuring a fresh and stylish environment for daily routines.

One of the standout benefits of this property is its excellent location, providing easy access to both Bristol and Bath. This makes it an ideal choice for commuters or those who wish to enjoy the amenities and attractions of these vibrant cities.

In summary, this semi-detached house on Ferenberge Close is a wonderful opportunity for anyone looking for a modern, spacious home in a convenient location. With its appealing features and welcoming atmosphere, it is sure to attract interest from a variety of buyers.

HALLWAY

Entry via a modern contemporary door. uPVC double glazed window with a side aspect. Laminate flooring. Staircase to the first floor. Radiator.

CLOAKROOM

uPVC double glazed window. White suite comprising toilet and a wash hand basin with a tiled surrounds and a cupboard beneath. Heated towel rail.

SITTING ROOM 4.64 x 4.26 (15'2" x 13'11")

Large uPVC double glazed window with a front aspect allow light to flood in. Feature fireplace. Wall mounted wall lights. Understairs storage cupboard. Radiator. Wood floors. Open to

DINING ROOM 3.27 x 2.65 (10'8" x 8'8")

Double glazed window with a rear aspect over the garden. Coved ceiling. Radiator. Wall mounted lights. Wood floors.

KITCHEN 3.27 x 2.41 (10'8" x 7'10")

Double glazed window with a rear aspect overlooking the garden. The kitchen is well appointed with good selection of gloss cream wall and base units with a mixture of cupboards and drawers and contrasting worktops. Behind this are tiled splashbacks and there is tiled flooring. There is a one and a quarter stainless steel sink with a mixer tap and a selection of built in appliances including an eye level double oven, five ring gas hob with an extractor hood above, fridge freezer and a dishwasher.

UTILITY ROOM 3.91 x 2.22 (12'9" x 7'3")

Double glazed window with a rear aspect and a double glazed door leads to the garden. Roof light. Wall mounted Worcester gas combi boiler. Fitted wall and base units with worktops match the kitchen. Space and plumbing is supplied for a washing machine and there is space for a tumble dryer. Inset sink. A door leads to the garage.

FIRST FLOOR

BEDROOM 1 3.74 max x 2.99 (12'3" max x 9'9")

Two double glazed windows with a front aspect. Built in wardrobe. Radiator.

BEDROOM 2 3.76 narrows to 3.30 x 2.99 (12'4" narrows to 10'9" x 9'9")

uPVC double glazed window with a rear aspect. Radiator.

BEDROOM 3 3.30 x 2.14 (10'9" x 7'0")

uPVC double glazed window with a rear aspect. Radiator.

BATHROOM 2.50 narrows to 1.72 x 2.10 (8'2" narrows to 5'7" x 6'10")

uPVC double glazed frosted window. White suite with chrome finished fittings comprising a P shaped panel bath with a thermostatic shower over, vanity wall hanging sink and an enclosed coupled toilet. Part tiled walls. Heated towel rail.

OUTSIDE

GARAGE 4.68 x 2.25 (15'4" x 7'4")

Up and over door with a further door to the rear giving access to the utility room. Power and light.

FRONT

The front is open plan with a blocked paved driveway leading to the garage and a further block paved parking space. There is a further area with plants and shrubs.

REAR GARDEN

Landscaped over three tiers with some nice seating areas and surrounded by plants and shrubs. There is also a useful perspex covered area and an outside tap.

TENURE

Freehold

COUNCIL TAX BAND

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.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset. Services. All mains services connected. Broadband Superfast 80mps Source Ofcom. Mobile phone EE O2 Three Vodafone outdoor signal good Source Ofcom. Property is within a coal mining reporting area.

