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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

7 Herbert Gardens, Farmborough, Bath, BA2 0FE



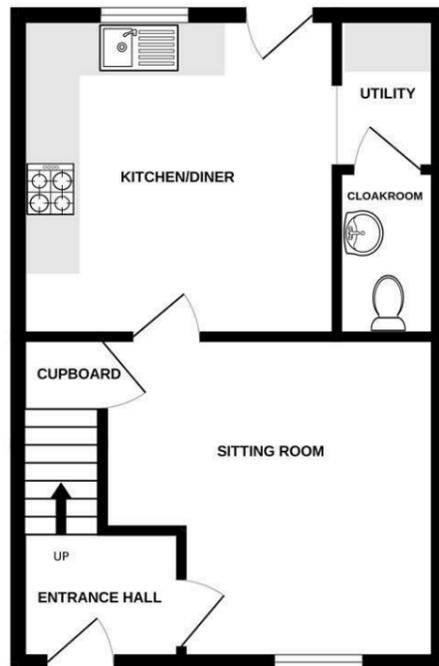
£325,000

An immaculate two bedroom home in a select small development. The home offers an enclosed rear garden with allocated off street parking for two cars

- Located well within the development
- Two allocated parking spaces
- Beautifully presented
- Two double bedrooms
- Separate utility area
- Downstairs cloakroom and upstairs bathroom
- Gas central heating with two zone controls
- Spacious kitchen diner
- Enclosed low maintenance rear garden



GROUND FLOOR



1ST FLOOR



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7 Herbert Gardens, Farmborough, Bath, BA2 0FE

Nestled in the charming Herbert Gardens, Farmborough, this delightful mid-terrace house offers a perfect blend of modern living and comfort. The property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and inviting reception room, which serves as a wonderful space for relaxation or entertaining guests. The house is very well presented, showcasing contemporary design and thoughtful finishes throughout. The utility area adds practicality to the home, providing additional space for laundry and storage.

One of the standout features of this property is the enclosed low-maintenance rear garden. This outdoor space is perfect for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day, all without the burden of extensive upkeep.

Additionally, the property benefits from allocated parking, ensuring convenience for residents and their guests. The lovely small development of modern homes enhances the appeal, creating a friendly and welcoming community atmosphere.

In summary, this mid-terrace house in Farmborough is a fantastic opportunity for those looking to settle in a desirable location. With its modern amenities, well-maintained interiors, and outdoor space, it is sure to attract interest.

The development was constructed by Ken Biggs contractors, a local building firm with an excellent reputation having been established in 1928.

Farmborough is a vibrant village community with two public houses, garage, parish church, hairdressers, community hall and a Church of England Primary School rated outstanding by Ofsted. Nearby Marksbury has a Asda store and petrol station for day to day requirements with village stores and further amenities available at Timsbury and High Littleton whilst the town of Keynsham has a Waitrose supermarket and is within easy driving distance.

GROUND FLOOR

ENTRANCE HALL

Staircase raising to the first floor, wall mounted central heating programmer for ground floor. Radiator.

SITTING ROOM 3.75 x 3.87 (12'3" x 12'8")

Double glazed window to front aspect and a useful understairs cupboard. Radiator.

KITCHEN DINER 3.65 x 3.68 (11'11" x 12'0")

Double glazed window to rear aspect and a double glazed door to outside. Furnished with a range of wall and floor units in high gloss white providing drawer and cupboard storage space with contrasting work surfaces and up stands. Inset stainless steel single drainer sink unit with mixer tap, integrated dishwasher, fridge/freezer, built in four ring stainless steel gas hob with stainless steel back panel and extractor above with oven beneath. Laminate flooring and ceiling spot lights. Radiator.

UTILITY AREA 1.77 x 1.16 (5'9" x 3'9")

Plumbing for automatic washing machine and fitted work surface and upstands, wall mounted gas fired boiler. Laminate flooring. Ceiling spot lights.

CLOAKROOM / WC

Suite of wc with concealed cistern and pedestal wash hand basin with tiled splashback.

FIRST FLOOR

The landing has loft access with a loft ladder.

BEDROOM ONE 4.91 narrowing to 3.87 x 3.26 (16'1" narrowing to 12'8" x 10'8")

Double glazed window to front aspect, airing cupboard with hot water cylinder. Wall mounted heating controller. Radiator.

BEDROOM 2 3.61 to wardrobes x 2.63 (11'10" to wardrobes x 8'7")

Double glazed window to rear aspect with views. Radiator. Built in wardrobes.

BATHROOM

Double glazed window. White suite with chrome finished fittings comprising panelled bath shower screen and thermostatic shower above with tiled surrounds, low level wc with concealed cistern, pedestal wash hand basin with tiled splashback, heated towel rail.

OUTSIDE

FRONT GARDEN

Pretty flowerbeds and a patio area in front of the property with a paved walkway which leads to the front door and the covered storage area.

REAR GARDEN

The immediate garden is level with a paved terrace and lawn laid to artificial grass for ease of maintenance. The garden is enclosed by timber fencing with a gated rear access.

PARKING

The property benefits from two allocated parking spaces.

TENURE

Freehold.

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.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected
Broadband speed. Ultrafast 1000mps Source Ofcom
Mobile phone signal outdoors. EE, O2 Three Vodafone. All likely. Source Ofcom
Within a coal mining reporting area

