



Wren Gardens,  
**Offers In Excess Of £300,000**



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## Wren Gardens, Portishead, Bristol

### Offers In Excess Of £300,000

A delightful spacious home that is beautifully presented and located within the ever popular Village Quarter, within close proximity to the local Nature Reserve. The accommodation comprises Lounge/diner, fitted kitchen, cloakroom, to the first floor there are three bedrooms with ensuite to master and family bathroom. In addition the property offers a driveway and garage, gas central heating, double glazing and enclosed garden. EPC Grade B

#### ENTRANCE HALL

Entrance door, alarm, radiator, stairs to first floor.

#### CLOAKROOM

Upvc double glazed obscured window to front, pedestal wash basin, tiled splash back, low level WC, radiator.

#### KITCHEN

3.73m x 2.41m (12'3" x 7'11")  
Upvc double glazed window to front, range of base and wall units with concealed wall mounted combi boiler, stainless steel 1.5 bowl sink with drainer, built in oven, gas hob, cookerhood, space for washing machine, fridge/freezer and dish washer, radiator.

#### LOUNGE/DINING ROOM

4.60m x 4.50m (15'1" x 14'9")  
Patio doors to rear garden, 2 radiators, under stair storage cupboard.

#### FIRST FLOOR

Loft hatch with drop down ladder and light, airing cupboard.

#### MASTER BEDROOM

3.53m x 3.48m (11'7" x 11'5")  
Upvc double glazed window to front, radiator, door to en-suite.

#### ENSUITE

Upvc double glazed obscured window to front, shower cubicle, pedestal wash basin, low level WC, heated towel rail, part tiled walls, shaver point.

#### BEDROOM 2

3.00m x 2.46m (9'10" x 8'1")  
Upvc double glazed window to rear, radiator.

#### BEDROOM 3

2.29m x 2.08m (7'6" x 6'10")  
Upvc double glazed window to rear, radiator.

#### BATHROOM

2.59m x 1.68m (8'6" x 5'6")  
Upvc double glazed obscured window to side, bath with shower attachment, pedestal wash basin, low level WC, radiator, part tiled walls, radiator.

#### FRONT GARDEN

Path way to entrance door, slate stone with shrubs.

#### GARAGE

Up and over door with light and power.

#### REAR GARDEN

Enclosed rear garden laid to lawn, borders with shrubs, paved patio area, gate with access to front.

#### FLOOR PLAN

##### Reeds Rains Mortgage Advice

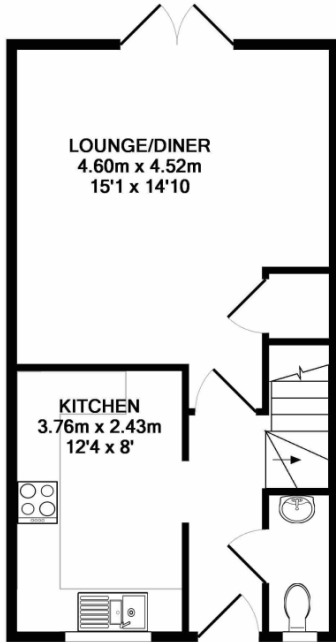
We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

##### All Measurements

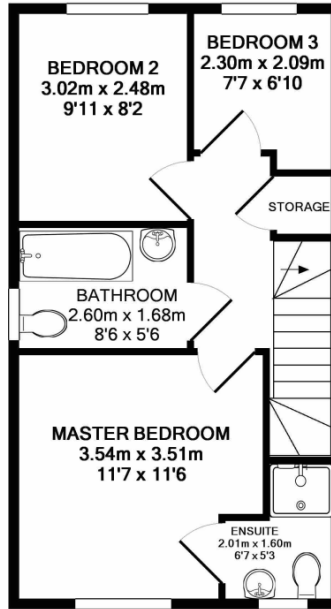
All Measurements are Approximate



For full EPC please contact the branch



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.4 SQ.M.  
(402 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.6 SQ.M.  
(404 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 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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