



14 CHARLTON GARDENS,  
BRENTY, BS10 6LX

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GOODMAN  
& LILLEY



GOODMAN & LILLEY ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED AND RECENTLY REFURBISHED THREE BEDROOM END TERRACED FAMILY HOME, OFFERED IN SHOW HOME CONDITION AND WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

### Summary

When entering the property you are greeted by a large entrance porch with a door opening to a spacious, light and airy dual aspect living/dining room with French doors opening to the rear garden and doorway to a modern fitted kitchen overlooking the garden. Stairs lead to the three bedrooms and modern bathroom on the first floor. There is a small front garden and a highly attractive family friendly enclosed rear garden which captures the sun in the warmer months, making it a perfect place to enjoy al fresco entertaining. There is also a garage nearby.

### Location

Charlton gardens is a quiet neighbourhood, yet offers convenience for the local shops, good local schools, local transport, the nearby Southmead Hospital (1.8 miles) and major employers at Filton such as Air Bus, Rolls Royce and the MOD. Cribbs Causeway and the motorway networks are also within easy reach.

### Accommodation

See the floorplan for room measurements.

### Entrance Porch

Via double glazed front door, radiator, coat hooks, door to;

### Open Plan Living Area

Double glazed window to front, radiator, stairs to the first floor with a good sized understairs cupboard. Telephone socket and Virgin Media internet access point. Open plan to;

### Open Plan Dining Area

Double glazed French doors opening to garden, radiator, open plan to living area and open access to;

### Kitchen

Double glazed window overlooking the rear garden, modern fitted kitchen with range of units, worktops with stainless steel sink and drainer, built in stainless steel electric oven, hob and extractor fan, space and plumbing for washing machine.

### Stairs To First Floor Landing

Doors to all first floor accommodation and airing cupboard. Loft hatch with drop down ladder to boarded loft with power and lighting.

### Bedroom 1

Double glazed window to front, radiator.

### Bedroom 2

Double glazed window to rear, radiator.

### Bedroom 3

Double glazed window to front and Velux window, radiator.

### Bathroom WC

Modern white three piece suite comprising bath with glass screen and shower, low level WC and pedestal wash hand basin, shaver socket, contemporary wall tiling.

### Outside

### Gardens

There is a small front garden and a highly attractive family friendly enclosed rear garden which captures the sun in the warmer months, making it a perfect place to enjoy al fresco entertaining and timber shed.

### Garage

Separate single garage nearby.

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- Modern End Terraced Family Home
  - Quiet Neighbourhood with Good Transport Links
  - Family Bathroom WC
  - Gas Fired Central Heating & Double Glazing
  - No Onward Chain
  - Beautifully Presented & Recently Refurbished
  - Three Bedrooms
  - Modern Fitted Kitchen
  - Front & Rear Gardens / Separate Garage Nearby

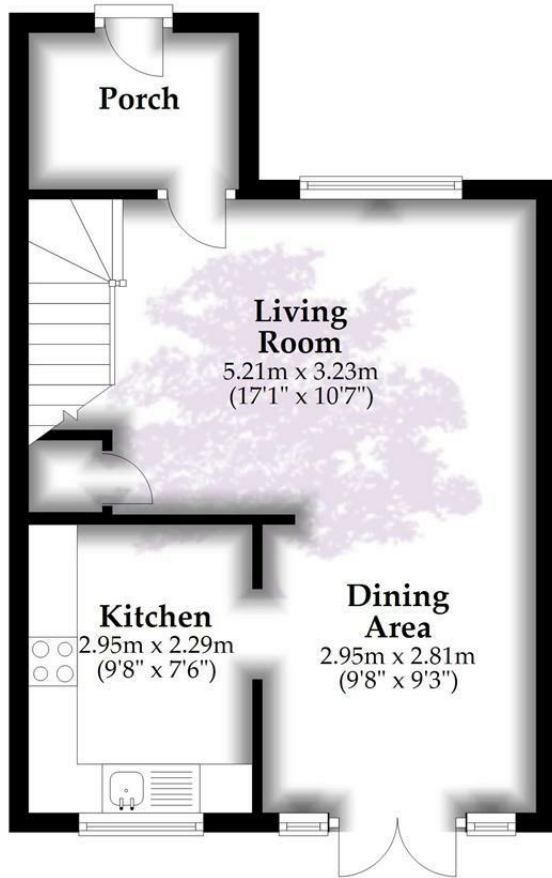


GUIDE PRICE £350,000



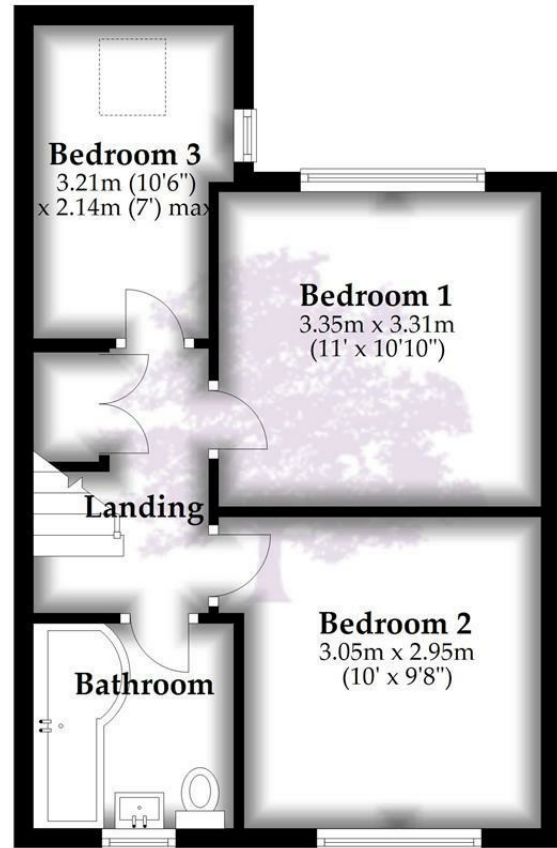
## Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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