



25, Marygold Leaze, Bristol, South
Gloucestershire, BS30 8AS

£275,000

Offered with no chain this delightful two bedroom end of terrace home. Situated in a cul-de-sac location this spacious home has accommodation comprising of an entrance porch, entrance hallway, generous lounge, a kitchen to the ground floor. To the first floor there are two double bedrooms and a modern refitted shower room. A particular feature of this property is the generous gardens to the front and side and a west facing, enclosed garden to the rear. The side garden could easily be used for a double driveway (subject to planning). Further benefits include double glazing and gas central heating and a brick built outhouse. Early viewing of the fine property is recommended.

Entrance

Double glazed sliding patio doors to the entrance porch,

Entrance Porch

Obscure double glazed door with matching side panel to the hallway, tiled floor, windows to either side.

Entrance Hallway

Staircase to the first floor, radiator, multi-paned obscure glazed door to the kitchen and multi-paned obscure glazed door to the lounge.

Lounge

15' 4" x 10' 3" (4.68m x 3.13m)

Upvc double glazed window to the front, double radiator, feature fireplace with electric fire, wall lights, telephone, TV point and coving.

Kitchen

9' 11" x 9' 10" (3.01m x 2.99m)

Upvc double glazed window and door to the rear garden, range of wall and base units with rolled

edge work surfaces and tiled splashbacks, composite sink with mixer tap, space for a washing machine, space for a gas cooker, space a recess for a fridge/freezer, under stair storage cupboard, radiator. (the cooker, washing machine and fridge/freezer are available should they be required)

First Floor Landing

Doors into the bedrooms and shower room, door into airing cupboard housing a 'Worcester' gas boiler, access to an insulated loft space.

Bedroom One

15' 7" x 10' 4" max (4.75m x 3.16m)

Upvc double glazed window to the front, coving, wall lights, double radiator.

Bedroom Two

11' 3" x 8' 10" max (3.44m x 2.69m)

Upvc double glazed window to the rear, radiator.

Shower Room

5' 11" x 5' 1" (1.80m x 1.56m)

Upvc double glazed obscure wind to the rear, pedestal wash hand basin, low level WC, radiator, tiled shower cubicle with electric shower and glass





screen, fully tiled walls

Gardens

A particular feature of this property are the gardens which are located to the front, side. The gardens are enclosed and mainly laid to lawn with mature flower and shrub borders. The side garden could be made into a double driveway providing off street parking (Subject to contract). The enclosed rear garden is of a generous size, west facing and mainly laid to lawn and patio, there is gated access to the front of the property and a useful brick built outhouse, further storage cupboard, outside tap and lighting.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band B



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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