



7 Railton Jones Close Stoke Gifford Bristol
South Gloucestershire BS34 8XY

£375,000

Offered for sale with NO ONWARD CHAIN is this three bedroom link detached house which occupies a sought after location close to many amenities, shops and schools and employers such as UWE, MOD, Hewlett Packard and Aviva. The property which is in need of some updating briefly comprises of an entrance hallway, a lounge with archway into the dining room and a kitchen to the ground floor. Upstairs can be found three bedrooms and a family bathroom. Further benefits include Upvc double glazing, a driveway leading to a single attached garage and an enclosed generous rear garden. Well placed for M4 and M5 motorway connections, Parkway Railway Station and bus routes to Bristol City Centre as well as local pubs and restaurants and The Mall at Cribbs Causeway. Early viewing of this fine property is highly recommended.

Entrance

There is a canopied entrance with a Upvc double glazed door with glazed panel to the hallway.

Entrance hallway

Staircase to the first floor, electric night storage heater, door into the lounge.

Lounge

14' 5" x 12' 7" (4.40m x 3.84m)

Upvc double glazed window to the front, under stair storage cupboard, archway into the dining room, TV and telephone points.

Dining Room

8' 7" x 8' 6" (2.62m x 2.58m)

Upvc double glazed window and door to the rear, night storage heater, door into the kitchen.

Kitchen

8' 6" x 7' 0" (2.58m x 2.13m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for an electric

cooker, space for a washing machine, space for a fridge, electric wall heater.

First Floor Landing

Loft hatch to insulated loft (no ladder or light), door to cupboard housing hot water tank.

Bedroom One

12' 10" x 9' 0" into wardrobes (3.92m x 2.75m)

Upvc double glazed window to the rear, Upvc double glazed box window to the side, range of mirror fronted wardrobes, electric wall heater.

Bedroom Two

10' 3" x 8' 1" into wardrobes (3.12m x 2.46m)

Upvc double glazed window to the front, range of mirror fronted wardrobes, electric wall heater.

Bedroom Three

7' 6" x 6' 11" (2.29m x 2.10m)

Upvc double glazed window to the front, electric wall heater.





Family Bathroom

6' 5" x 6' 3" (1.95m x 1.91m)

Upvc double glazed obscure window to the rear, fully tiled walls low level WC, pedestal wash hand basin, panel bath, electric wall heater, shaver point and light.

Garage

Up and over door, power and light supply, courtesy door to the rear garden.

Front Garden

There is a small garden to the front of the property with a pathway leading to the front door. A driveway situated at the side of the property leads to a single garage.



Rear Garden

There is a generous. enclosed rear garden which is mainly laid to lawn with mature shrub bushes, a patio leads to a courtesy door into the garage and there is gated access to the side of the property.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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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