



5, Little Dowles, Cadbury Heath, Bristol,  
South Gloucestershire, BS30 8AW

£314.950

Located in a popular cul-de-sac location is this spacious three-bedroom terraced home. The accommodation comprises of an entrance hallway, a modern kitchen/dining room and a spacious lounge to the ground floor. To the first floor there are two double bedrooms, a generous single bedroom and a modern white bathroom. Externally there is off street parking for two vehicles to the front of the property and a generous enclosed west facing rear garden which has artificial grass and a large patio area, ideal for entertaining and BBQ's. Further benefits include Upvc double glazing and gas central heating. Well placed for all local amenities, shops, schools and leisure facilities, early viewing is highly recommended.

### Entrance

The entrance to the property is through a part glazed Composite door with matching side panel to the hallway.

### Entrance Hallway

Staircase to the first floor, laminate flooring, cupboard housing utility meters, staircase to the first floor, radiator, part glazed door to the kitchen/dining room and opening into the lounge.

### Lounge

13' 9" x 11' 4" (4.19m x 3.46m)

Upvc double glazed bay window to the front, feature fireplace with log burner, radiator.

### Kitchen/Dining Room

18' 0" x 9' 5" (5.49m x 2.86m)

Upvc double glazed window and French Doors to the rear, range of wall and base units with granite work surfaces and tiled splash backs, inset sink unit with mixer tap, washing machine included in sale, double oven included in sale, slimline dishwasher included in sale, hob, filter hood, fridge and freezer included in sale, tiled flooring, radiator. and under unit lighting.

### First Floor Landing

Doors into the bedrooms and bathroom and loft hatch to an insulated and part boarded loft space.

### Bedroom One

12' 8" x 10' 6" (3.85m x 3.20m)

Upvc double glazed window to the front, radiator, cupboard housing a Vaillant gas boiler.

### Bedroom Two

11' 5" x 9' 1" (3.47m x 2.76m)

Upvc double glazed window to the rear, radiator.

### Bedroom Three

9' 2" x 8' 6" (2.80m x 2.59m)

Upvc double glazed window to the front, radiator.

### Bathroom

7' 7" x 5' 3" (2.30m x 1.61m)

Upvc double glazed obscure window to the rear, modern white bathroom suite comprising of a 'P' shaped bath, mains shower, vanity unit with inset wash hand basin, and low level WC, heated towel rail.





### Front Garden

There is a driveway to the front of the property which provides off street parking for two vehicles, with an electric car charging point.

### Rear Garden

The enclosed rear garden is of a generous size, west facing and mainly laid to patio and artificial grass with an outside tap and useful outhouse. There is gated access to the side of the property providing access to the rear of the property.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Area 891 Sq.Ft - 82.8 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID 220296  
 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.  
 Floor Plan Produced by EPC Provision Ltd

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.

Anne James Estate Agents Office  
 Tel: 0117 9328611

89a Bath Road  
 Longwell Green  
 BS30 9DF  
 info@annejames.co.uk

Bristol