



3, Montrose Drive, Nort Common, Bristol,  
South Gloucestershire, BS30 8GU

£265,000



Offered For Sale with NO ONWARD CHAIN is this two-bedroom end of terrace house. The property is situated in a popular location and briefly comprises of an entrance hallway, a lounge/dining room and kitchen to the ground floor. At first floor level you will find two bedrooms, the principal bedroom including a shower cubicle and wash hand basin, and a bathroom. Externally you will find well-tended gardens and allocated parking spaces for two vehicles. Further benefits include Upvc double glazing, gas central heating. Well placed for both Bristol and Bath City Centres, the Ring Road and all local shops, schools and amenities, early viewing is recommended.

### Entrance

The entrance to the property is through a uPVC door with glass insert.

### Entrance Hallway

Single radiator, laminate flooring, storage cupboard, single radiator, archway leading to the lounge and kitchen.

### Kitchen

7' 7" x 7' 9" (2.30m x 2.37m)

uPVC double glazed window to the front, range of cream wall and base units with rolled edge work surfaces with tiled splashbacks, free standing stainless steel sink unit, gas cooker, fridge freezer, space for washing machine, wall mounted boiler, vinyl flooring.

### Lounge/Diner

16' 1" x 13' 1" narrowing to 9'9" (4.89m x 4.00m narrowing to 2.96m)

uPVC half glazed door to the rear, uPVC double glazed window, double radiator, storage cupboard, stairs to the first floor accommodation.

### Landing

Cupboard housing hot water tank, doors to bedrooms and bathroom, access to the loft space.

### Bedroom One

9' 1" x 9' 7" narrowing to 9'7" (2.78m x 2.93m narrowing to 2.93m)

uPVC double glazed window to the rear, single radiator, built in storage cupboard, shower cubicle with sink built into vanity unit.

### Bedroom Two

8' 2" x 7' 11" (2.50m x 2.41m)

uPVC double glazed window to the rear, single radiator.

### Bathroom

uPVC double glazed obscure window to the rear. White suite comprising single panelled bath, low level WC, pedestal wash hand basin, vinyl flooring, single radiator

### Front Garden

Laid to lawn with shrubs.





### Rear

The rear garden is mainly laid to lawn, patio and shingle, with flower and shrub borders, a garden shed and gated side access.

### Allocated parking

There is allocated parking for two vehicles.

### EPC Rating

EPC rating is D

### Tenure

Freehold

### Council Tax

Band B

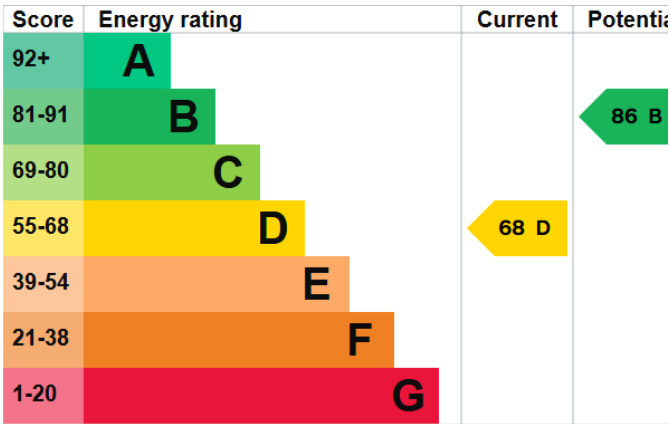
### Local Authority

South Gloucestershire





[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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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