



12, Craven Way, Bristol, South
Gloucestershire, BS30 8DR

£315,000

Anne James Estate Agents are delighted to offer for sale this four-bedroom semi-detached house. The accommodation briefly comprises of a generous lounge, a kitchen and a further reception currently used as bedroom four but could be an office, study, work room or playroom (garage conversion) to the ground floor. Upstairs can be found three bedrooms and a modern white bathroom. There is an enclosed west facing rear garden which is mainly laid to lawn with a decked patio area ideal for enjoying the evening sun. Further benefits include off street parking for two vehicles, Upvc double glazing and gas central heating. Viewing of this property is highly recommended.

Entrance

The entrance to the property is through a Composite with a PVC double glazed window to the side.

Entrance Hallway

Laminate floor, staircase leading to the first floor, door to the lounge, opening into the kitchen, radiator.

Kitchen

7' 1" x 7' 7" (2.16m x 2.30m)

uPVC double glazed window to the front, range of white wall and base units with rolled edge wood effect worktops, stainless steel sink unit with mixer over, tiled splashback, wall mounted gas boiler, space for washing machine, dishwasher, fridge freezer and tumble dryer, cooker with extractor over.

Lounge

2'7" narrowing to 12'5" x 15'0" (0.80m narrowing to 3.78m x 4.56m)

uPVC double glazed French doors with uPVC double glazed side panels, feature fireplace with

electric fire insert, under stairs storage cupboard, radiator, coved ceiling, dado rail, laminate flooring, door into (converted garage currently used as bedroom four, could be used as dining room, study, playroom.

Bedroom Four (previously garage)

15' 4" x 7' 1" (4.68m x 2.17m)

uPVC double glazed window to the rear, double radiator. This room could be used as a dining room, study, playroom etc

First Floor Landing

Access to the loft, storage cupboard, doors into bedrooms and bathroom.

Bathroom

5' 9" x 6' 0" (1.76m x 1.83m)

uPVC double glazed obscure wind. White suite comprising of combination unit with WC and wash hand basin, panel bath with shower over and glass shower screen, stainless steel effect ladder radiator, vinyl flooring.





Bedroom One

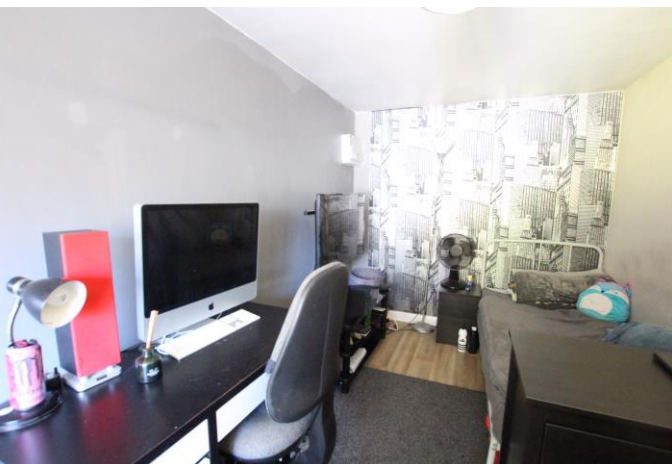
9' 1" x 10' 1" (2.78m x 3.07m) (To wardrobe)
uPVC double glazed box bay window to the front, single radiator, built in mirror wardrobes, coved ceiling.

Bedroom Two

8' 4" x 10' 11" (2.54m x 3.32m)
uPVC double glazed window to the rear, single radiator, coved ceiling.

Bedroom Three

6' 9" x 7' 4" (2.05m x 2.24m)
uPVC double glazed window to the rear, single radiator.



Front Garden

Laid to lawn with mature shrubs and trees, pathway leading to the front door.

Rear Garden

The rear garden is west facing, enclosed and private with a covered decked area, garden shed and lawn. There is gated access to a driveway providing off street parking for two cars.



Vehicle Parking

A driveway provides off street parking for two vehicles.

Council Tax

Band C

Local Authority

South Gloucestershire Council

Tenure

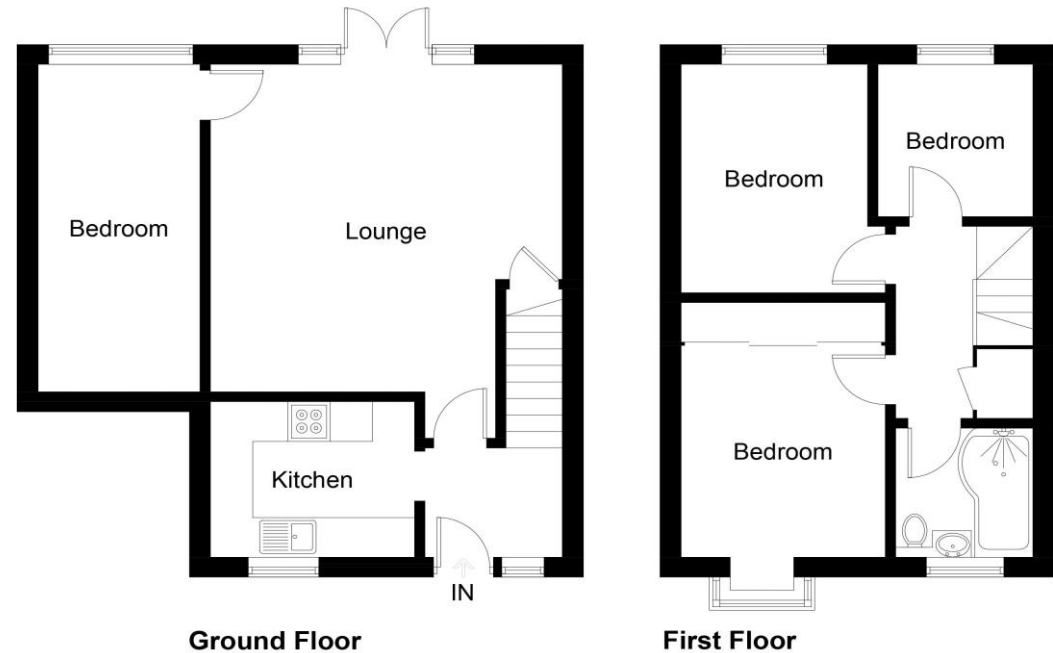
Freehold

12 Craven Way

Approximate Gross Internal Area = 87.4 sq m / 941 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



For illustrative purposes only. Not to scale. ID1195917
 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

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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Bristol