



7, Fallowfield, North Common, Bristol, South
Gloucestershire, BS30 8YS

£329,950

Pleasantly tucked away in this popular cul de sac location is this three bedroom semi detached home. The accommodation is in need of updating however offers spacious accommodation to include an entrance hall, a spacious lounge/diner and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally there is a generous south facing rear garden which is laid to lawn and a single garage with parking in front. Further benefits include Upvc double glazing and gas central heating. Well placed for both Bristol and Bath City Centres and offered with No Onward Chain, early viewing is highly recommend to avoid disappointment.

Entrance

Hardwood door with glazed obscure panel to the entrance hallway.

Entrance Hallway

5' 8" x 3' 8" (1.72m x 1.11m)

Wall light, telephone point, door leading into the lounge.

Lounge

15' 6" x 13' 10" max (4.73m x 4.21m max)

uPVC double glazed window to the front, stair case leading to the first floor accommodation, archway to dining area, feature brick fireplace with gas fire, TV aerial point, two radiators.

Dining Room

10' 2" x 8' 6" (3.10m x 2.58m)

uPVC window and door to the rear, radiator, door to kitchen.

Kitchen

10' 1" x 6' 7" (3.08m x 2.00m)

uPVC double glazed window to the rear. uPVC half glazed door to the side garden. Range of wall and base units with square edge

worksurfaces, space for fridge, washing machine and gas cooker, under stairs storage cupboard,

First Floor Landing

uPVC double glazed window to the side, access to the loft space, airing cupboard.

Bedroom One

10' 6" x 8' 11" widening to 13'3" (3.21m x 2.71m widening to 4.03")

uPVC double glazed window to the front, radiator.

Bedroom Two

10' 8" x 8' 8" (3.26m x 2.63m)

uPVC double glazed window to the rear, range of fitted wardrobes, radiator.

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.92m)

uPVC double glazed window to the front. stair bulkhead, radiator.

Bathroom

6' 6" x 6' 6" (1.99m x 1.98m)

uPVC obscure window to the rear, panel bath with shower attachment, pedestal wash hand basin, low level WC, radiator.





Garage

Single garage with up and over door.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



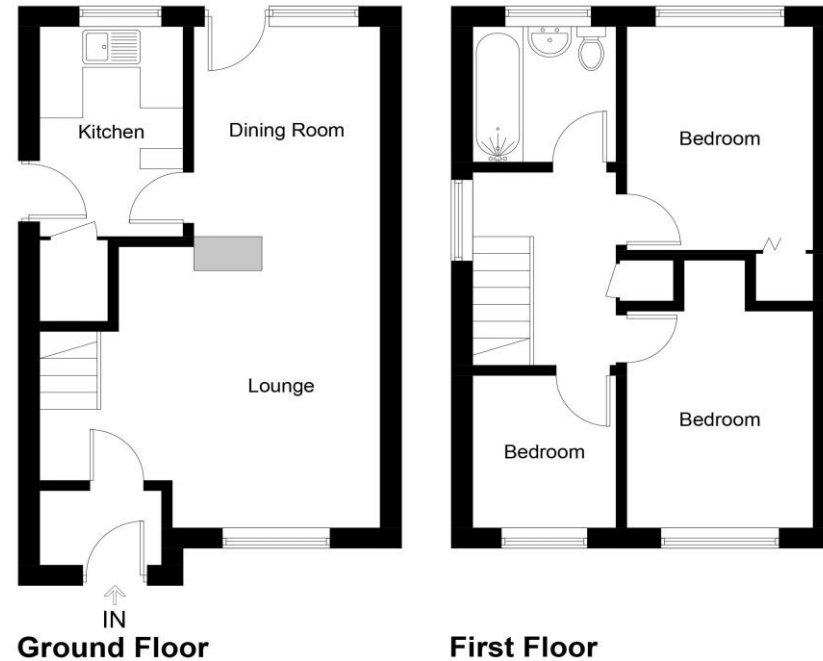
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

7 Fallowfield

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



For illustrative purposes only. Not to scale. ID1218986
 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.

Anne James Estate Agents Office
 Tel: 0117 9328611

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

Bristol