



10, Naishcombe Hill, Wick Bristol, South
Gloucestershire, BS30 5QW

£335,000

Anne James Estate Agents are pleased to offer for sale this three bedroom extended semi detached property within a popular area of Wick, Updating is required but the property offers huge potential for a growing family to turn into their family home. The property can be assessed via a substantial driveway providing off street parking for a number of vehicles with carport and garage. The accommodation comprises to the ground floor of spacious hallway with access to a lounge leading into an extended dining room and extended kitchen. To the first floor are three generous bedrooms and a family bathroom. To the rear of the property are enclosed gardens with a variety of shrubs and bushes. Viewing is highly recommended. No Onward chain.

Entrance

uPVC double glazed door with glazed panel to the side.

Entrance Hallway

Single radiator, cupboard housing meters, stairs to the first floor accommodation, door leading to the lounge and WC

WC

uPVC double glazed obscure window to the side, WC, corner wash hand basin, fully tiled walls, vinyl flooring, single radiator.

Lounge

12' 8" x 11' 7" (3.87m x 3.54m)

uPVC double glazed window to the front, one double and one single radiator, stone open fireplace (subject to sweeping and checking) cove ceiling, archway to the dining room.

Dining Room

14' 4" x 8' 1" narrowing to 7'6" (4.38m x 2.47m narrowing to 2.29m)

uPVC double glazed door to rear, with uPVC double glazed side panels, single radiator, cove ceiling, archway leading to the kitchen.

Kitchen

16' 6" x 13' 8" narrowing to 9'9" (5.03m x 4.16m narrowing to 2.98m)

uPVC double glazed window to the rear, range of wall and base units with rolled edge worktops and tiled splashbacks, built in double oven and gas hob with extractor over, wall mounted gas boiler, stainless steel with mixer, vinyl flooring, uPVC double glazed obscure door to the side, space for washing machine and fridge freezer.

First Floor Landing

uPVC double glazed window to the side, access to the loft space, cupboard housing water tank, doors leading to the bedrooms and bathroom.

Bedroom One

10' 6" x 11' 7" (3.20m x 3.53m)

uPVC double glazed window to the front, single radiator, cove ceiling.

Bedroom Two





10' 7" x 10' 7" narrowing to 9'0" (3.22m x 3.22m narrowing to 2.74m)
uPVC double glazed window to the rear, single radiator.

Bedroom Three

7' 8" x 7' 7" (2.33m x 2.31m)
uPVC double glazed window to the front, single radiator, cove ceiling.

Bathroom

uPVC double glazed obscure window to the rear, corner shower cubicle, single panelled bath, low level WC, pedestal wash hand basin, fully tiled walls, ladder effect radiator, vinyl flooring.



Outside

Front Garden

Driveway providing off street parking for several cars, lawn with shrub borders.

Side Garden

Carport which leads to a SINGLE GARAGE with up and over door, power and light supply.

Rear Gardens

Lawn area with shrub borders, greenhouse.

Tenure

Freehold

Council Tax



Council Tax - 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 details 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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