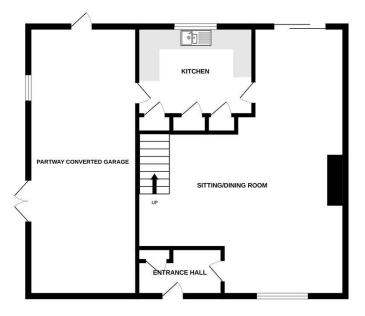
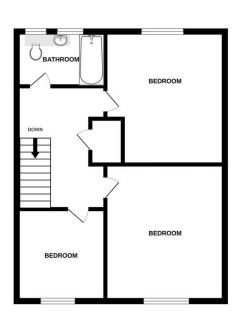


#### GROUND FLOOR 783 sq.ft. (72.8 sq.m.) approx.



#### 1ST FLOOR 519 sq.ft. (48.2 sq.m.) approx.



### TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Bifield Road, Stockwood, Bristol, BS14 8TH



# £360,000

This three bedroom semi detached home offers spacious accommodation with a fantastic rear garden.

Semi detached
Living dining room
Kitchen
Rear garden
Landing
Three bedrooms
Bathroom
Driveway





## 3 Bifield Road, Stockwood, Bristol, BS14 8TH

Located in a popular setting within close proximity to BATHROOM 2.6m x 1.6m (8'6" x 5'2") local amenities, this three bedroom semi detached Two obscured double glazed windows to rear aspect, home offers spacious and modern accommodation.

hallway which provides access to a good sized living dining room which leads to a modern kitchen with integrated appliances. The ground floor is completed with a garage which has had works started to be converted into an additional room. To the first floor three well proportioned bedrooms are found in addition to a contemporary family bathroom.

Externally the front of the home benefits from off street Mainly laid to lawn with a vast array of well established parking while the rear boasts a garden which is mainly plants and shrubbery, timber built shed for storage, laid to lawn with a vast array of well established plants and shrubbery.

## **INTERIOR**

## **GROUND FLOOR**

## ENTRANCE HALLWAY 2.5m x 1.3m (8'2" x 4'3")

Access to living room, solid wood cupboard housing electric meter and providing some room for storage.

## LIVING/DINING ROOM 7.8m x 6.2m (25'7" x 20'4")

to maximum points. Double glazed window to front aspect, double glazed sliding door providing direct access to rear garden, staircase to first floor, door access to kitchen, gas fireplace, radiators and power

## KITCHEN 3.4m x 3m (11'1" x 9'10")

Double glazed window to rear aspect, door access to partway converted garage, matching high gloss wall and base units with integral electric oven, microwave, gas hob and slimline dishwasher. Stainless steel sink with mixer tap over, tiled flooring, understairs storage Find conservation areas | Bath and North East cupboard and power points.

## PARTWAY CONVERTED GARAGE 7.8m x 3.2m (25'7" x 10'5")

Double glazed French doors to side garden, double glazed windows to side aspect, door access to rear garden, wiring for power points, gas boiler.

## **FIRST FLOOR**

## LANDING 3.5m x 2.4m (11'5" x 7'10")

Double glazed window to side aspect, wooden doors to access all first floor rooms, airing cupboard housing hot water tank, power points.

## BEDROOM ONE 3.8m x 3.5m (12'5" x 11'5")

Double glazed window to front aspect, built in wardrobes, radiator and power points.

## BEDROOM TWO 3.9m x 3.2m (12'9" x 10'5")

Double glazed window to rear aspect, radiator and power points.

## BEDROOM THREE 2.7m x 2.6m (8'10" x 8'6")

Double glazed window to front aspect, radiator and power points.

tiled flooring and walls, bath with mixer tap and shower off mains over. Unit wash hand basin and mixer tap Internally the ground floor comprises an entrance over, low level WC with hidden cistern, heated towel rail.

## **EXTERIOR**

## FRONT OF PROPERTY

Concrete driveway accessed via a dropped kerb, lawn with a vast array of well established trees and shrubberv.

## **REAR GARDEN**

gated access to road.

## **TENURE**

This property is freehold

## AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Purchasers are to be aware there is no planning permission on the partway converted garage. Probate has been applied for.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you. Mobile & Broadband

https://checker.ofcom.org.uk/ Flood Risk

https://www.gov.uk/request-flooding-history

Coal Mining and Conservation Areas https://www.gov.uk/guidance/using-coal-mininginformation#coal-authority-interactive-map-viewer

Somerset Council (bathnes.gov.uk)

https://www.bristol.gov.uk/residents/planning-andbuilding-regulations/conservation-listed-buildings-andthe-historic-environment/conservation-areas

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.



















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