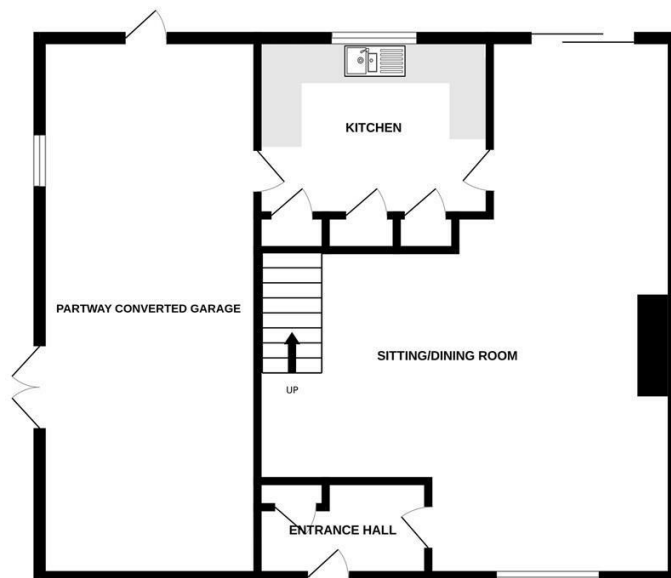


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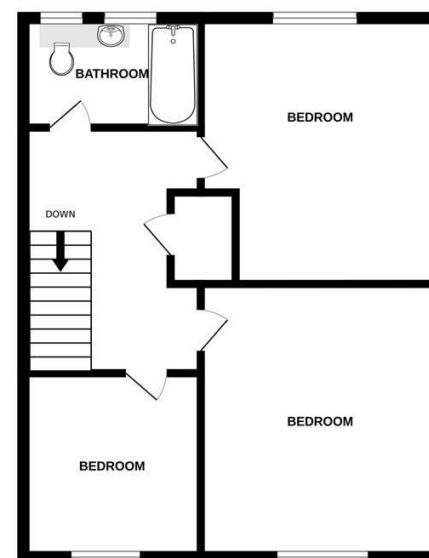
3 Bifield Road, Stockwood, Bristol, BS14 8TH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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, measurements 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 guarantee as to their operability or efficiency can be given.
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£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 local amenities, this three bedroom semi detached home offers spacious and modern accommodation.

Internally the ground floor comprises an entrance 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 parking while the rear boasts a garden which is mainly 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 points.

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 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.

BATHROOM 2.6m x 1.6m (8'6" x 5'2")

Two obscured double glazed windows to rear aspect, tiled flooring and walls, bath with mixer tap and shower off mains over. Unit wash hand basin and mixer tap 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 shrubbery.

REAR GARDEN

Mainly laid to lawn with a vast array of well established plants and shrubbery, timber built shed for storage, 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, retrospective planning cannot be done until the conversion is complete, we do hold a copy of building regulations certificate.

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-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-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.

