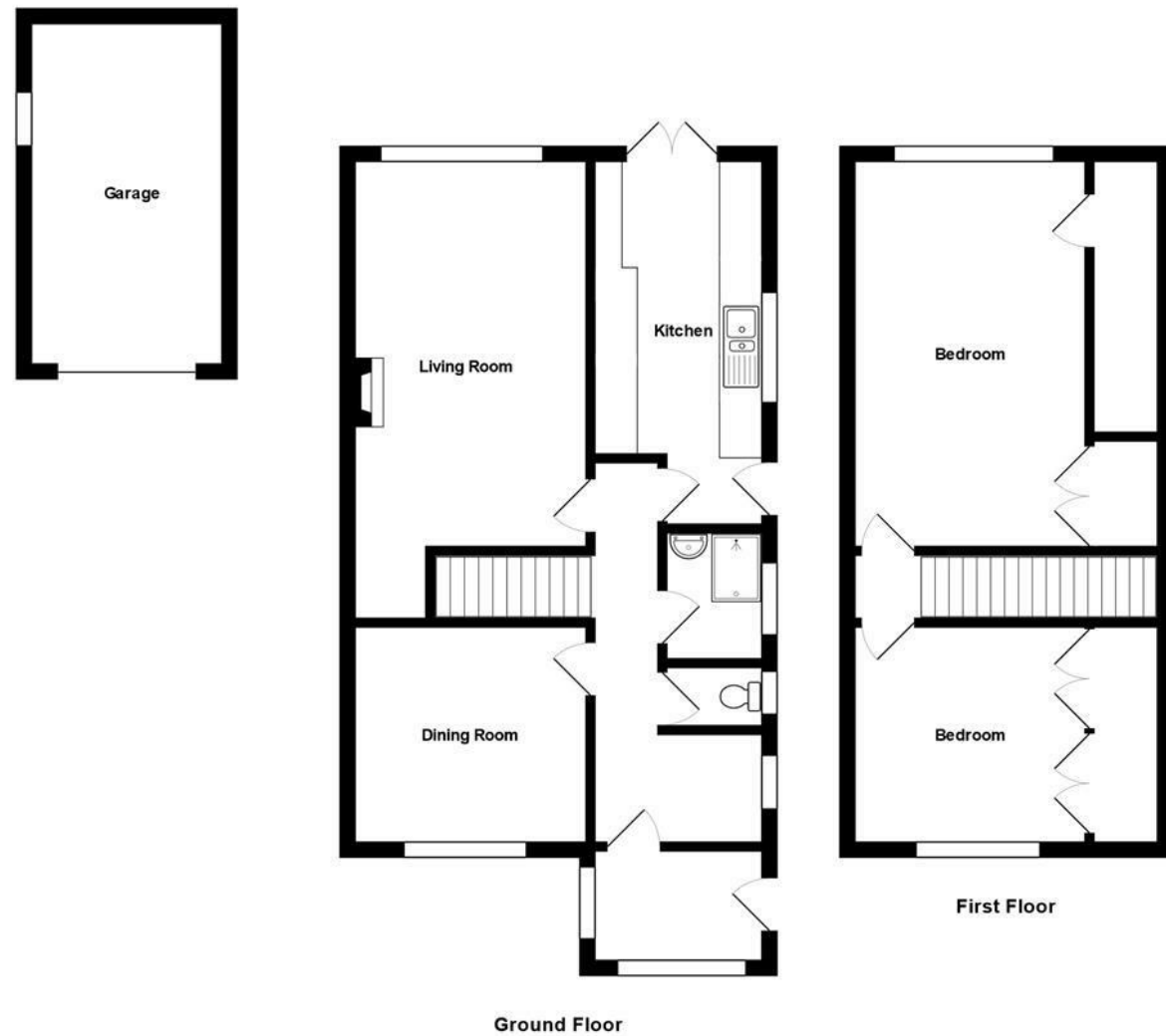


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 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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		

53 Bifield Road, Stockwood, Bristol, BS14 8TW



Total Area: 105.7 m<sup>2</sup> ... 1138 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.



£365,000

A spacious three bedroom chalet home well suited to family enjoyment, that is marketed with no onward chain.

- Semi detached
- Entrance hallway
- Lounge
- Kitchen
- Bedroom Three/Dining room
- Landing
- Two first floor double bedrooms
- Garage
- Gardens
- No onward chain

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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# 53 Bifield Road, Stockwood, Bristol, BS14 8TW

Located on Bifield Road on the edge of Stockwood, this bright and airy three double bedroom chalet style home offers spacious accommodation throughout that is likely to be of interest to both growing families and those downsizing.

Internally the ground floor comprises of a useful porch that leads to a spacious entrance hallway, from here a lounge measuring 6.1m (20.0') in length that overlooks the rear garden is found, in addition to a double galley style kitchen. The ground floor further benefits from a versatile bedroom or Reception room dependent on the owner's individual requirements, a modern shower room and a separate WC. To the first floor two double bedrooms are found both of which offers scope for extension and remodelling (subject to obtaining necessary contents) if required.

Externally the property sits within pretty well cared for gardens, with the front being mainly laid to block paving that is surrounded by well stocked flower beds, while the rear benefits from a blocked paved patio, a level lawn, a greenhouse and selection of well stocked flower beds with several small trees and feature pond. The property further benefits from a block paved driveway, detached single garage and no onward sales chain.

## INTERIOR

### GROUND FLOOR

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

Dual aspect double glazed windows to front and side aspects with inset wood shutters, radiator, glazed door leading to hallway.

#### HALLWAY 5.1m x 2.4m narrowing to 0.9m (16'8" x 7'10" narrowing to 2'11" )

Double glazed window to side aspect, built in storage cupboard housing consumer unit, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### BEDROOM THREE/DINING ROOM 3.4m x 3.2m (11'1" x 10'5" )

Double glazed windows with inset wood shutters to front aspect, radiator, power points.

#### LOUNGE 6.1m x 3.4m (20'0" x 11'1" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, feature electric fireplace with stone surround, understairs storage.

#### KITCHEN 4.7m x 2.7m (15'5" x 8'10" )

Double glazed window to side aspect, obscured double glazed door to side aspect leading to driveway, double glazed French doors to rear aspect leading to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, integrated double electric oven, double sink with mixer tap over, wall mounted gas combination boiler. Space, plumbing and power for washing machine and low level fridge and freezer, radiator, tiled splashbacks to all wet areas.

#### WET ROOM 1.7m x 1.5m (5'6" x 4'11" )

Obscured double glazed window to side aspect, walk in wet room with shower off mains supply over, pedestal wash hand basin, radiator, tiled splashbacks to all wet areas.

#### WC 1.5m x 0.8m (4'11" x 2'7" )

Obscured double glazed window to side aspect, low level WC.

### FIRST FLOOR

#### LANDING 0.9m x 0.9m (2'11" x 2'11" )

Access to loft via hatch, doors leading to rooms.

#### BEDROOM ONE 5.9m x 3.6m (19'4" x 11'9" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in double wardrobe, access to eaves storage.

#### BEDROOM TWO 3.4m x 3.3m (11'1" x 10'9" )

Double glazed window to front aspect with inset wood shutters, built in triple wardrobe, radiator, power points, access to eaves storage.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving with walled boundaries, well stocked flower beds, block paved driveway accessed via dropped kerb and leading to garden.

### REAR GARDEN

Mature rear garden mainly laid to lawn with wall and fenced boundaries, well stocked flower beds with a selection of small trees and shrubs, feature pond, block paved seating area, greenhouse.

### GARAGE

Detached single garage accessed via up and over door.

### 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](http://www.gov.uk) website.

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](http://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.

