

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 

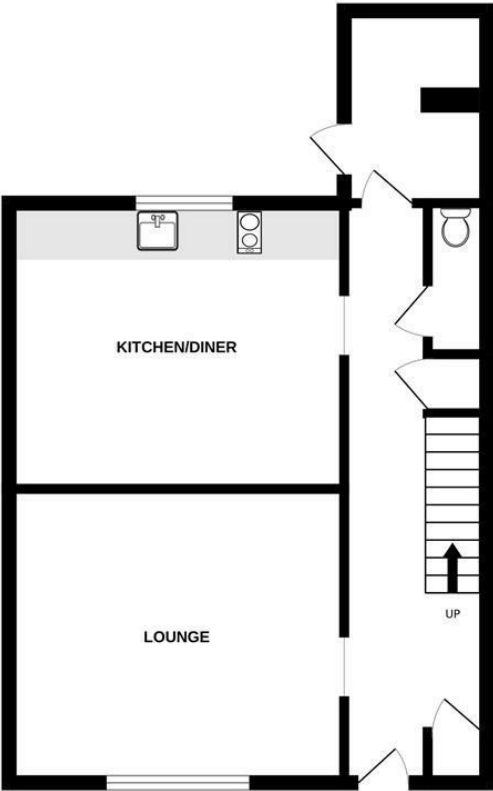
DAVIES & WAY

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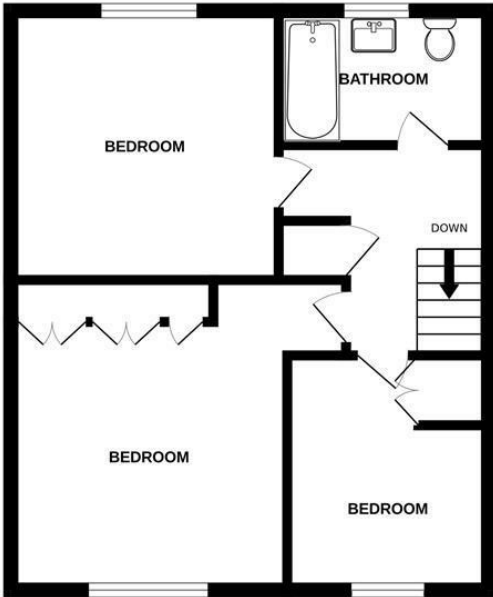
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10 Sideland Close, Stockwood, Bristol, BS14 8LE

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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£310,000

An immaculately presented three bedroom end of terrace home ideal for first time buyers and families alike.

- End of Terrace
- Entrance hallway
- Lounge
- Kitchen/Diner
- WC
- Utility cupboard
- Landing
- Three bedrooms
- Family bathroom
- Front and rear gardens

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10 Sideland Close, Stockwood, Bristol, BS14 8LE

This three bedroom end of terraced home benefits from renovations in it's current ownership to create a modern and spacious home ideal for both first time buyers and families.

Internally, the home is entered through an entrance hallway which provides access to a lounge with a large window to the front overlooking breath taking city views, a modern kitchen diner with integrated appliances, a useful utility cupboard and wc as well as the added benefit of a lobby area. To the first floor, a usual layout of two double bedrooms and one single bedroom is found with the main boasting the city views as well as benefiting from built in wardrobes. The first floor is completed with a storage cupboard on the landing and a contemporary family bathroom.

Externally there are both front and rear gardens with gated access to the rear.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 7.5m x 1.7m (24'7" x 5'6")

Obscured double glazed doors to both front and rear, access to all ground floor rooms, storage cupboard and stairs rising to first floor. Radiator.

LIVING ROOM 4m x 3.5m (13'1" x 11'5")

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

KITCHEN/DINER 4m x 3.4m (13'1" x 11'1")

Double glazed window to rear aspect, matching floor units with work surfaces over and floor to ceiling units with integrated fridge freezer, Neff oven, dishwasher and an induction hob with extractor over. Sink basin with twin handle flexi tap over and tiled splashbacks to area, radiator and power points.

WC 1.8m x 0.7m (5'10" x 2'3")

Fitted shelving and a low level WC.

UTILITY CUPBOARD 0.7m x 0.7m (2'3" x 2'3")

Plumbing for washing machine and power points.

LOBBY 2.3m x 1.9m (7'6" x 6'2")

Composite door to rear garden and an obscured double glazed door to entrance hallway. Bespoke fitted cloakroom storage space, access to some loft storage via hatch and a gas combination boiler.

FIRST FLOOR

LANDING 2.5m x 1.8m (8'2" x 5'10")

Oak doors leading to all first floor rooms, storage cupboard and access to loft via hatch.

BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2")

Double glazed window to front aspect with breath taking city views, fitted wardrobe, radiator and power points.

BEDROOM TWO 3.4m x 3.2m (11'1" x 10'5")

Double glazed window to rear aspect and power points.

BEDROOM THREE 2.8m x 2.7m (9'2" x 8'10")

Double glazed window to front aspect with city views, built in wardrobe over the bulkhead of stairs and power points.

BATHROOM 2.4m x 1.6m (7'10" x 5'2")

Double glazed obscured window to rear aspect, panelled bath with taps and shower head attachment over with a glass shower panel. Wash hand basin with mixer tap over, and storage drawers below. Low level WC, tiled walls and flooring and an electric heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to lawn with a concrete pathway leading to the front door with fencing to boundaries.

REAR GARDEN

Sloped lawn and a patio area for outdoor dining and a timber playhouse. Fenced boundaries with gated rear access and a stepped pathway leading to entrance door to property. with pathway to enter property.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom)

