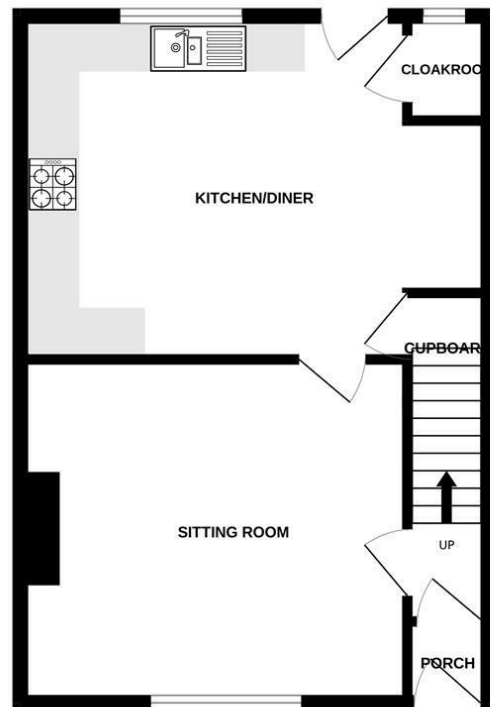


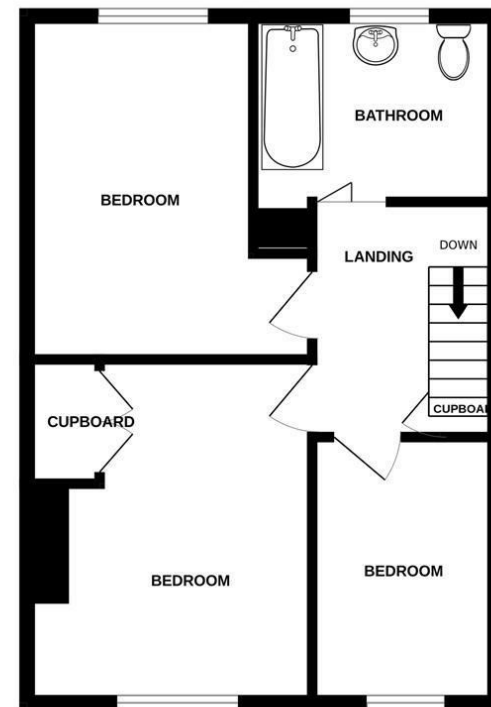
489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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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44 Norman Road, Salford, Bristol, BS31 3BH



£375,000

A well presented terraced three bedroom home with a generous rear level garden which is laid mainly to lawn and off street parking to the front.

- Off street parking to the front of the property
- Close to the village shops and amenities
- Generous enclosed level rear lawned garden
- Well presented throughout the property
- Downstairs toilet
- Ideal for access to Bath 5.5 miles and Bristol 7 miles
- Good transport links

# 44 Norman Road, Saltford, Bristol, BS31 3BH

Welcome to this charming property located on Norman Road in the picturesque village of Saltford, Bristol. This delightful mid-terrace house boasts a spacious reception room, 3 bedrooms, and a bathroom, making it the perfect family home.

One of the features of this property is the driveway parking at the front, ensuring convenience for you and your guests. As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort throughout.

The generous enclosed rear garden is a true gem, offering a peaceful retreat where you can relax or entertain in style. The lush lawn provides a lovely backdrop for outdoor activities or simply enjoying the fresh air.

Situated close to the village shops and amenities, this property offers the perfect blend of tranquillity and convenience. Whether you're looking to explore the historic city of Bath or the vibrant city of Bristol, this location provides easy access to both, making it an ideal choice for those seeking a well-connected home.

Don't miss out on the opportunity to make this lovely property your own and experience the best of village living with city amenities at your doorstep.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### PORCH 0.93 x 0.82 (3'0" x 2'8")

Entry via a double glazed front door with a double glazed transom above allowing further light in to the porch. Tiled floor. Door to

### HALLWAY

Wood effect laminate flooring. A staircase leads to the first floor. High level box houses the electric consumer unit.

### SITTING ROOM 4.43 x 3.92 (14'6" x 12'10")

A large double glazed window with front aspect lets light flood into the room. A wood surround and marble hearth gives a focal point to the room. Radiator.

### KITCHEN DINER 4.62 max x 2.97 (15'1" max x 9'8")

Range of cream base units consisting of cupboards and drawers with laminate worktops with an inset one half sink, a mixer tap and tiled splashbacks. A matching range of cream wall units provide further storage space. The kitchen has a built-in oven, microwave, four burner gas hob, fridge freezer, dishwasher and cooker hood, giving all the modern conveniences you could need. A double glazed window provides a great view over the garden to the rear. A cupboard under the stairs offers great further storage as does the shelves in the alcove. There is a space for a dining table making this a great entertainment space for when you have guests. Vertical radiator. A double glazed stable style door leads out to the garden with a double glazed transom above.

### TOILET 1.12 x 0.8 (3'8" x 2'7")

Double glazed frosted window. Toilet with hand basin all in one. Laminate flooring.

## UPSTAIRS

### LANDING

Loft access and a cupboard over the stairs.

### BEDROOM 3.27 x 3.94 (10'8" x 12'11")

Double glazed with with front aspect. Built in cupboard. Radiator.

### BEDROOM 2.97 x 2.95 (9'8" x 9'8")

Double glazed window with a rear aspect over the garden. Picture rail. Radiator.

### BEDROOM 3.04 x 2.15 (9'11" x 7'0")

Double glazed window with front aspect. Picture rail. Radiator.

### BATHROOM 1.52 max x 2.50 (4'11" max x 8'2")

A panel bath is to the left as you enter the room with a thermostatic shower above the bath. Vanity basin. Toilet. Part tiled walls. Double glazed window. Radiator.

## OUTSIDE

### FRONT

A driveway offers off street parking with a pathway running alongside leading the front door. There is a hedge to the left and a flower bed in front of the property.

### REAR GARDEN

A great rear garden which is in excess of 30 metres, laid mainly to lawn with a fence to the left and hedging to the right. A patio space outside the rear door is ideal for alfresco dining or sitting outside with friends and family. A few steps lead down to the garden.

### TENURE

Freehold.

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. 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. Bath and North East Somerset Services. All main services  
Broadband Ultrafast 1000mps Source Ofcom  
Mobile signal EE, Three, O2, Vodafone all likely

