

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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	

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122b Bath Road, Bitton, Bristol, BS30 6HS



£310,000

A delightful terraced home in a popular location. Nicely presented with an enclosed rear garden and benefits from allocated parking.

- Mews style home

▪

Separate lounge

▪

Kitchen diner

▪

Conservatory at rear overlooking garden

▪

Enclosed rear garden

▪

Allocated parking

▪

Two double bedrooms

▪

Bathroom and an ensuite

▪

Close to bus stop

▪

Bristol City Centre 6.9 miles Bath City Centre 6 miles

122b Bath Road, Bitton, Bristol, BS30 6HS

Located in the charming village of Bitton, this delightful two bedroom terraced home presents an excellent opportunity for those seeking a comfortable and inviting living space. With two well-proportioned bedrooms, one with an ensuite and a further bathroom, this property is perfect for small families, couples, or individuals looking for a serene retreat.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an ideal setting for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen diner, designed with both functionality and style in mind. This area is perfect for hosting gatherings, allowing for seamless interaction between the cook and guests.

The property boasts a conservatory at the rear, which offers additional space that can be utilised in various ways, whether as a study, playroom, or simply a quiet nook to enjoy a good book. The pretty rear garden is a delightful feature, providing a tranquil outdoor space to unwind, garden, or enjoy al fresco dining during the warmer months.

For added convenience, the home includes allocated parking, ensuring that you have a designated space for your vehicle. This property combines comfort, style, and practicality, making it an ideal choice for anyone looking to settle in this lovely area of Bristol. With its charming features and inviting atmosphere, this terraced house is sure to capture your heart.

Bitton is approximately mid way between Bristol and Bath making it a highly convenient location. The village itself has a convenience store, garage, hairdressing salon, parish church and church hall as well as a well regarded primary school. Longwell Green has a wider range of day to day amenities as does Keynsham which also benefits from a railway station.

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

ENTRANCE HALL

Entry via a wooden door with a glass panel. Laminate flooring. Stairs lead to the first floor.

SITTING ROOM 3.96 x3.44 (12'11" x11'3")

Double glazed window with front aspect. Ceiling spotlights. Laminate flooring. Understairs cupboard. Radiator.

KITCHEN DINER 4.42 x 2.25 (14'6" x 7'4")

Double glazed window with a rear aspect. Range of white wall and base units with laminate worktops. Under wall unit lighting. Subway style tile splashbacks. Inset stainless steel sink, drainer and a mixer tap. Built-in oven, gas hob and cooker hood. Space for a fridge freezer. Cupboard housing the Worcester combi boiler. Radiator. French doors lead to

CONSERVATORY 2.66 x3.63 (8'8" x11'10")

Wall to each side with high level double glazed windows. Double glazed window and French doors to the rear. Glass roofing lets light flood in. Power points and wall light.

UPSTAIRS

LANDING

Loft access and two useful storage cupboards.

BEDROOM 1 3.04 x 2.81 (9'11" x 9'2")

Double glazed window with front aspect. Built-in wardrobes. Radiator. Door leads to

ENSUITE 1.61 x 1.57 (5'3" x 5'1")

Walk-in shower with an inset shelf for toiletries. Walls are part tiled with grey subway style tiles. Tiled floor. Vanity sink and a toilet. Ceiling spotlights. Heated towel rail.

BEDROOM 2 2.33 x 2.47 (7'7" x 8'1")

Double glazed window with rear aspect. Radiator.

BATHROOM 1.83 x1.87 (6'0" x6'1")

Panel bath with a shower over and part tiled walls. Pedestal basin and a toilet. Radiator.

OUTSIDE

FRONT

A pathways leads to the front door. Dwarf stone wall to the front . Mainly laid to stone chips.

REAR GARDEN

Hedge and fencing to the side with a wall to the rear and a gate giving rear access to the allocated parking. There is a small patio area which then leads by pathway to the back gate. Artificial grass gives an easy maintenance garden.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, 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. South Gloucestershire Services. All main services connected Broadband Speed. Super fast 80mps source Ofcom Mobile phone signal external. EE O2 Three Vodafone all likely. Source Ofcom.

