

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

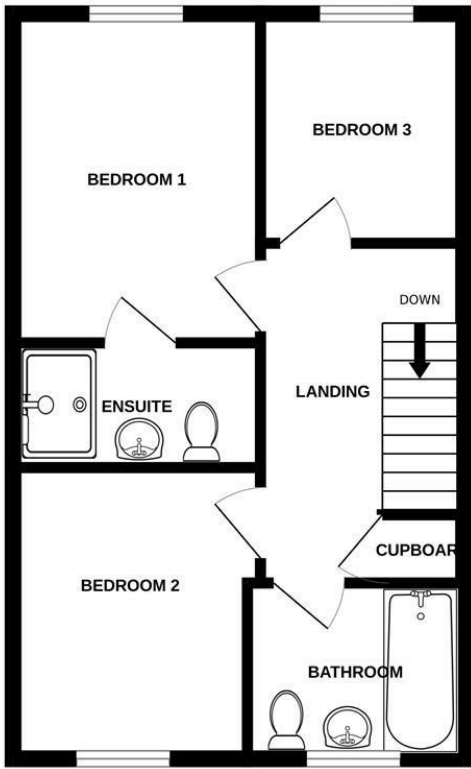
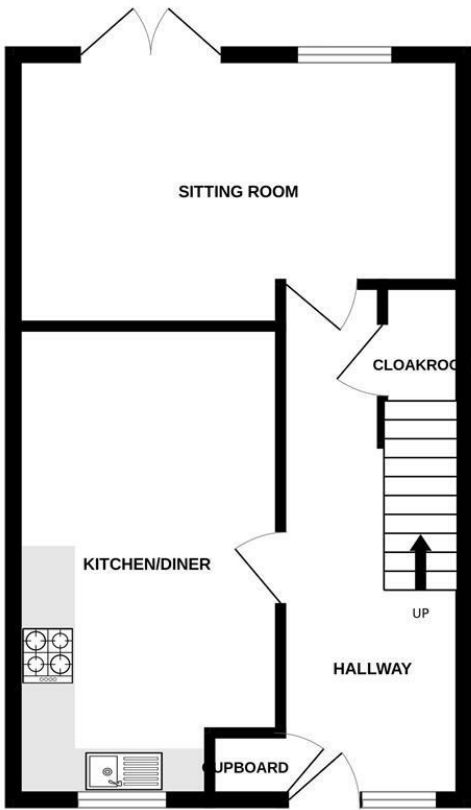
CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
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8 Champion Road, Bitton, Bristol, BS30 6AD

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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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£400,000

A well presented end terraced home which is well presented and has a lovely landscaped rear garden, set within a sought after development.

- Sought after village and ideal for Bristol or Bath
- kitchen diner with built in appliances
- Sitting room with views to the garden
- Family bathroom plus an Ensuite shower room
- Landscaped rear garden with side access
- Two allocated parking spaces
- Three bedrooms

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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8 Champion Road, Bitton, Bristol, BS30 6AD

This excellent modern three bedroom end terrace house was constructed by Linden Homes and is part of the redevelopment of Bitton Mill which has history dating back to 1760. The redevelopment has transformed the location into a highly sought after development in the popular village of Bitton.

Nestled in the charming area of Bitton, this delightful end terrace house on Champion Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or those seeking extra space.

The house is situated within a popular development, ensuring a friendly community atmosphere. As you step inside, you will find the property is well presented throughout, showcasing a warm and inviting ambiance that makes it feel like home. The landscaped rear garden is a true highlight, providing a serene outdoor space for relaxation or entertaining guests.

Additionally, the property boasts two allocated parking spaces, a valuable feature in this sought-after area. Its prime location offers easy access to both Bristol and Bath, making it an excellent choice for commuters or anyone wishing to enjoy the best of both cities.

This end terrace house on Champion Road is not just a property; it is a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALL

Modern style front door with a double glazed frosted window to the side. Laminate wood effect flooring. Store cupboard and further storage space under the stairs. Staircase to the first floor.

CLOAKROOM 1.71 x 0.87 (5'7" x 2'10")

Pedestal basin with a white tile splashback. Toilet. Radiator. Flooring from hallway continues into the cloakroom.

KITCHEN DINER 5.07 x 2.77 (16'7" x 9'1")

A range of wall and base units with white doors. Roll top laminate worktops, an inset stainless steel sink and drainer with a mixer tap and matching upstands. Cupboard with the boiler. There is a selection of built in appliances including a four burner gas hob with a stainless steel splashback, oven, cooker extractor hood and a dishwasher. Space for a washing machine and a fridge freezer. Double glazed window with a front aspect. laminate wood effect flooring. Space for a dining table.

SITTING ROOM 4.82 x 2.91 narrows to 2.46 (15'9" x 9'6" narrows to 8'0")

Double glazed window with a rear aspect with views to the garden and double glazed French doors lead out to the garden. Radiator. Television and satellite connection point.

UPSTAIRS

LANDING

Loft access. Useful storage cupboard. Radiator.

BEDROOM 3.53 x 2.64 (11'6" x 8'7")

Double glazed window with a rear aspect. Radiator. Television and satellite connection point. Door to

ENSUITE 2.63 x 1.33 (8'7" x 4'4")

Double shower enclosure with glass sliding door and a thermostatic shower. Tiled walls in the shower. Pedestal wash hand basin with a mixer tap and a tile splashback. Toilet. Radiator. Extractor fan.

BEDROOM 3.05 x 2.64 narrow to 2.58 (10'0" x 8'7" narrow to 8'5")

Double glazed window with a front aspect. Radiator.

BEDROOM 2.46 x 2.10 (8'0" x 6'10")

Double glazed window. Radiator.

BATHROOM 2.13 x 1.89 (6'11" x 6'2")

Double glazed frosted window with a front aspect. White suite comprising a panel bath with a mixer tap and a personal shower attachment. Part tiled walls behind the bath. Toilet. Radiator. Extractor fan.

OUSIDE

FRONT

Hardstanding for two cars, a pathway to the side offers gated access to the garden.

REAR GARDEN

A lovely landscaped garden with a full width patio directly outside the rear of the property and a tap. Artificial turf for easy maintenance. Raised flower beds. To the rear right of the garden is a pretty seating area and to the left is a shed. The garden is enclosed by fencing.

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 services connected
Broadband. Ultrafast 1800 mps Source Ofcom
Mobile phone. Outside EE O2 Three Vodafone. All likely. Source Ofcom
Property is within a coal mining reporting area

