

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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67 Grange Road Saltford Bristol BS31 3AQ



Offers in excess of £400,000

A traditional bay fronted semi detached house situated in one of Saltfords premier roads.
Offering scope for updating and available with no upward sales chain.

* Entrance porch * hallway * sitting room * separate dining room * kitchen * rear lobby *
downstairs cloak/wc * 3 bedrooms * shower room (former bathroom) * separate wc * front garden
* block paved driveway * detached single garage * good size level rear garden * huge potential *



www.daviesandway.com

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This traditional bay fronted semi detached house is offered for sale having been for a long period in the same ownership. It has been well cared for but now offers potential for updating to a purchasers individual taste. The house is set in one of Saltfords premier roads and has accommodation arranged over two floors with a ground floor comprising an entrance porch, hallway, two separate reception rooms, kitchen and downstairs wc with three bedrooms a shower room and separate wc on the first floor. On the outside there is a good size garden, single garage and driveway parking. The configuration of the plot gives potential for extension subject to necessary consents being obtained.

The property is situated in a fantastic position and is within the catchment area for both Saltford Primary and Wellsway Schools. Saltford itself offers many local amenities including a post office, garages, local shops, library and takeaways. It gives easy road access to both the historic City of Bath, the Town of Keynsham with its Waitrose Supermarket and the City of Bristol is just a short car journey along with the M4 Motorway for commuting to both Wales and London.

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

GROUND FLOOR

uPVC double glazed entrance doors to

ENTRANCE PORCH: Tiled floor, uPVC double glazed window.

Entrance door leading to

HALLWAY: Staircase rising to first floor with cupboard beneath, uPVC double glazed window to side aspect, night storage heater.

SITTING ROOM: 4.49m (14' 8") into bay x 4.14m (13' 6") uPVC double glazed bay window to front aspect. Feature fire surround with marble inset and hearth and gas fire (disconnected).

DINING ROOM: 3.65m x 3.50m (12' x 11' 5") uPVC double glazed window overlooking the rear garden. Built in alcove cupboards, tiled fireplace.

KITCHEN: 2.60m x 2.40m (8' 6" x 7' 10") Double glazed window to side aspect. Fitted wall and floor units with rolled edged work surfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap, cooker point and plumbing for automatic washing machine. Door to

REAR LOBBY: Tiled floor, uPVC double glazed door to outside.

CLOAK/WC: WC and wash hand basin. Window.

COAL HOUSE:

FIRST FLOOR

LANDING: Access to roof space, uPVC double glazed window to side aspect, airing cupboard.

BEDROOM ONE: 4.52m x 3.54m (14' 9" x 11' 7") uPVC double glazed window to front aspect, night storage heater.

BEDROOM TWO: 3.68m x 3.60m (12' x 11' 9") uPVC double glazed window to rear overlooking the garden, night storage heater, built in wardrobes (included in measurements).

BEDROOM THREE: 2.42m x 2.41m (7' 11" x 7' 10") uPVC double glazed window to front aspect, night storage heater.

SEPARATE WC: Double obscure glazed window to rear aspect, semi low level wc.

SHOWER ROOM (FORMER BATHROOM): Double glazed window to rear aspect. Wash hand basin set in vanity unit with cupboard beneath, fully tiled walls, shower enclosure with independent electric shower.

OUTSIDE

To the **FRONT** of the property the garden is laid to lawn with shrubs and bushes, a block paved driveway provides off street parking and leads to the **DETACHED SINGLE GARAGE** 4.55m x 2.56m (14' 11" x 8' 4") Metal up and over door.


The **REAR GARDEN** is a good size some 19m (62') deep and is level, laid predominately to lawn with flower and shrub borders and a paved patio immediately to the rear of the house. There is an aluminium framed greenhouse and two garden sheds included in the sale price.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

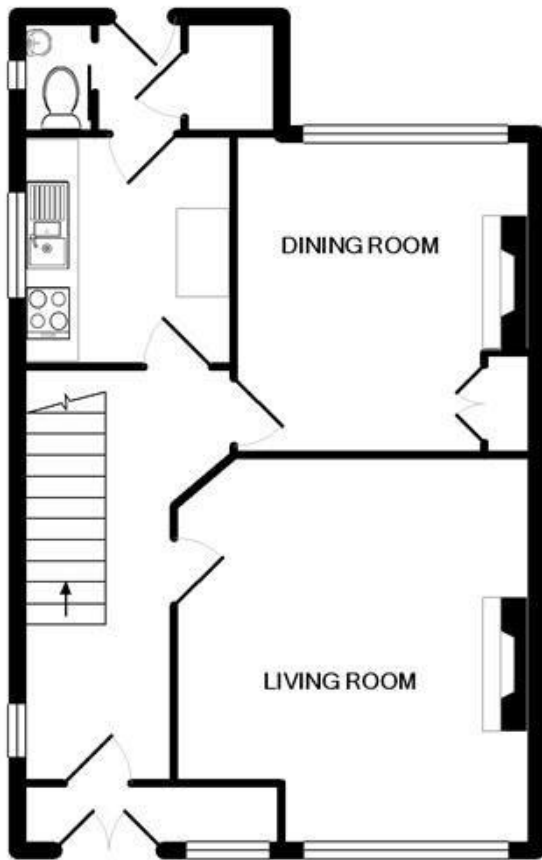
DIRECTIONS: From our office in Bath Road Saltford proceed along the A4 in the direction of Bristol. Take the first turning left into Grange Road and the property will be found on the left hand side indicated by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

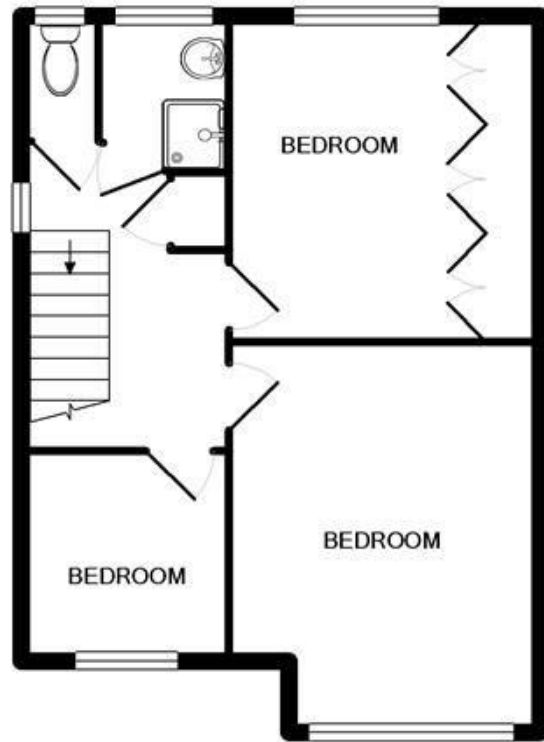
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>40</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





GROUND FLOOR
APPROX. FLOOR
AREA 52.0 SQ.M.
(559 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.5 SQ.M.
(489 SQ.FT.)

TOTAL APPROX. FLOOR AREA 97.4 SQ.M. (1049 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.