

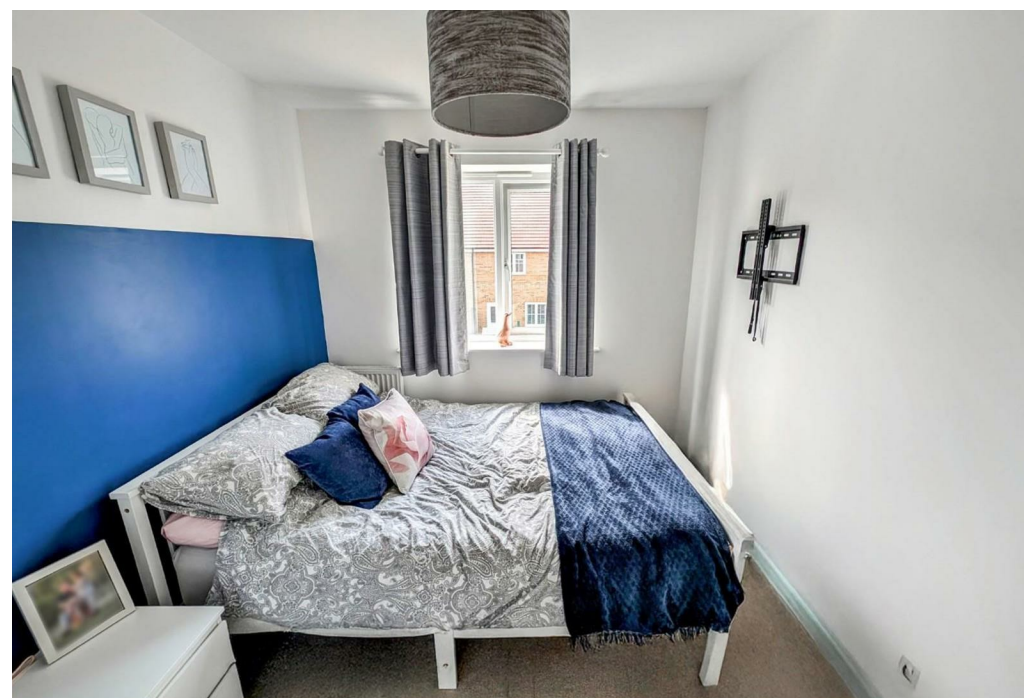


Dowsell Way,
Bristol,
BS37 7GQ

£315,000

3 2 1 B

This delightful three-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, ideal for both relaxation and entertaining guests. The property boasts a contemporary kitchen, making meal preparation a pleasure. This home features a bathrooms, and en suite for added convenience. Each of the three bedrooms is generously sized, providing ample space for rest and personalisation. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Step outside to discover a low-maintenance artificial grass garden, perfect for enjoying the outdoors without the hassle of upkeep. Additionally, the property includes two parking spaces, a valuable asset in this location. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this house offers great appeal!



ENTRANCE HALL

Double glazed door to front, stairs to first floor, laminate flooring, box style radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, vanity wash hand basin, W/C, radiator.

LOUNGE/DINER 20'5" into bay - 17'9" x 15'1"

Double glazed window to rear, storage cupboard, two radiators, double glazed French doors to rear garden.

KITCHEN 10'3" x 8'1"

Double glaze window to front, range of modern wall and base units, work surfaces, built in electric oven and gas hob, cooker hood, space for fridge freezer. cupboard housing Ideal gas boiler, space for washing machine and space for dishwasher, radiator.

LANDING

Access to loft space.

BEDROOM ONE 11'2" - 10'1" x 10'5" - 13'7"

Double glazed window to front, built in cupboard, radiator.

EN SUITE

Double glazed window to front, double shower cubicle, pedestal wash hand basin, W/C, part tiled, radiator.

BEDROOM TWO 11'5" - 8'1" x 7'9" max

Double glazed window to rear, radiator.

BEDROOM THREE 11'5" x 7'0"

Double glazed window to rear, radiator.

BATHROOM

Modern suite of bath with shower over, vanity wash hand basin, W/C, inset ceiling lights, xtractor fan, part tiled, heated towel rail.

FRONT GARDEN

Small border.

REAR GARDEN

Artificial grass, patio, garden shed, gravel stone area, garden gate to rear.

PARKING

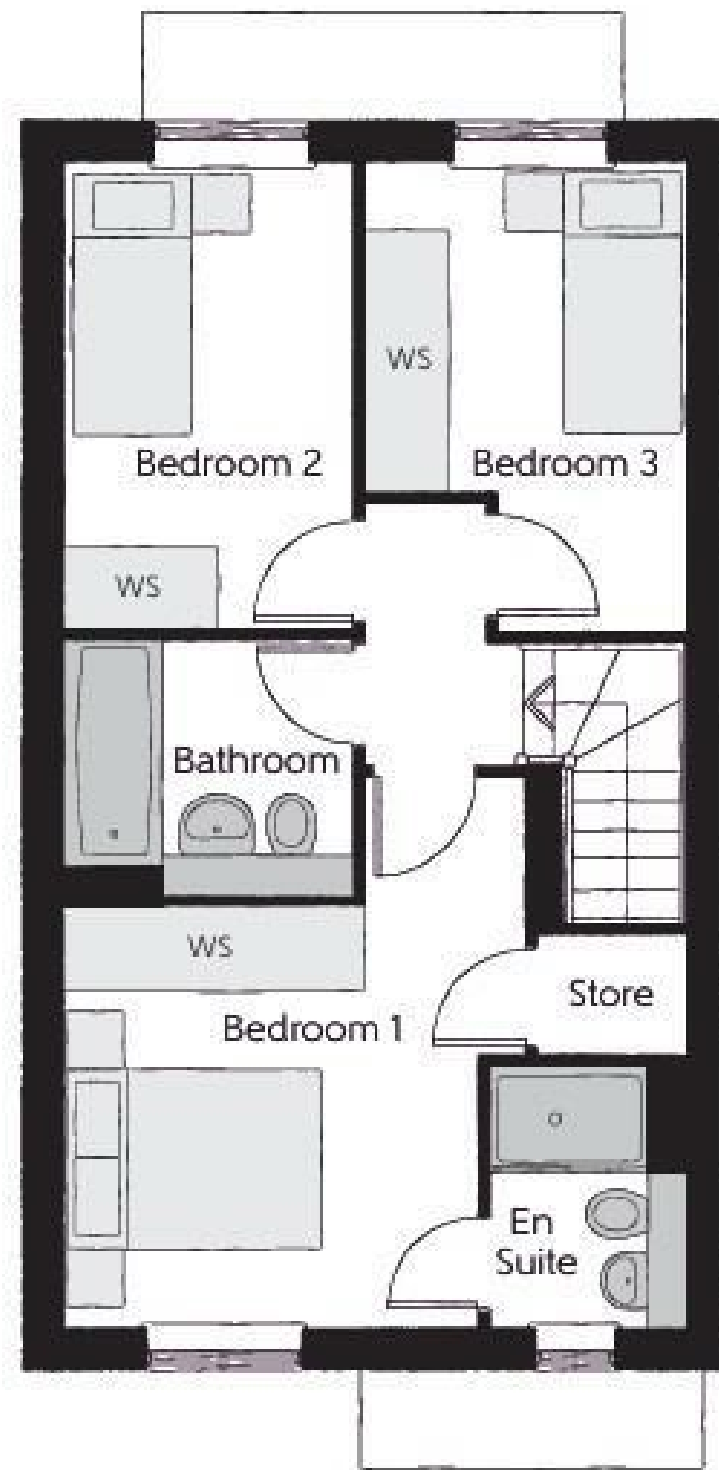
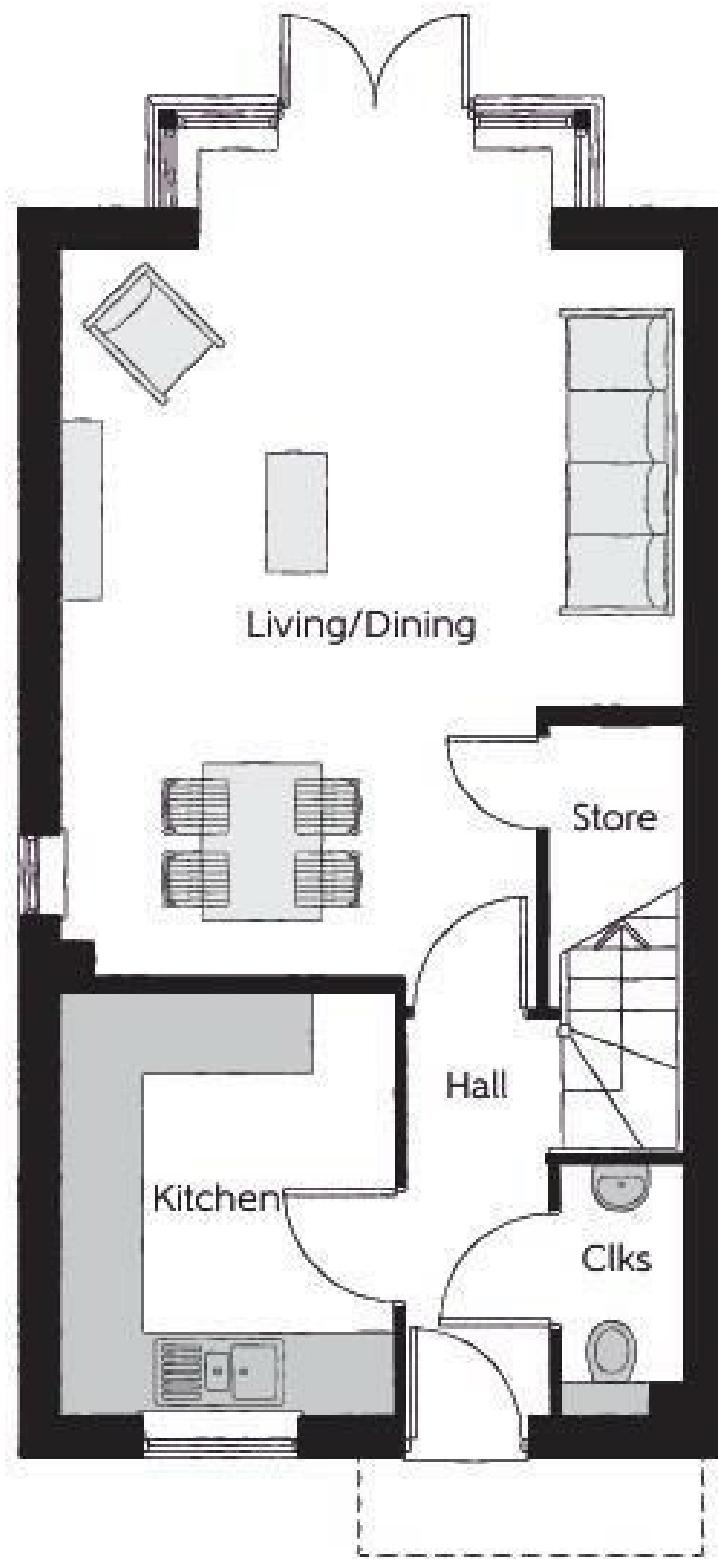
Two parking spaces to the front.

AGENTS NOTE

Service Charge £240 per annum

AGENTS NOTE

FLOOR PLAN DEPICTING WHER FURNITURE COULD GO BUT NOT INCLUDED



Tenure: Freehold
Council Tax Band: C

- Three Bedroom Property
- Entrance Hall
- Downstairs Cloakroom
- Lounge/Diner
- Modern Kitchen and Bathroom
- Gas Central Heating, Double Glazing
- En Suite
- Artificial Grass Garden
- Two Parking Spaces
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.