

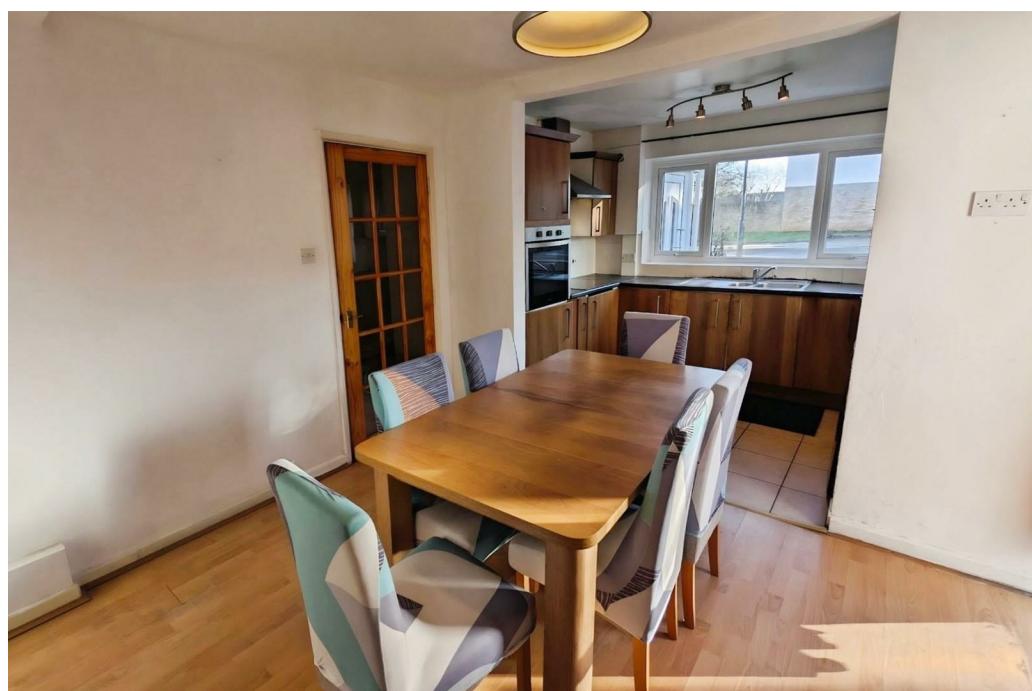


Bryansons Close, Bristol, BS16 1ES

£365,000

 4  1  3 

Nestled in the desirable area of Bryansons Close, Bristol, this unique four-bedroom linked detached house presents an excellent opportunity for those seeking a project to make their own. Spanning an impressive 1,040 square feet, the property boasts three spacious reception rooms, providing ample space for family gatherings or entertaining guests. Constructed in 1970, this home is ripe for general refurbishment and modernisation, allowing you to tailor it to your personal taste and lifestyle. The property is realistically priced, making it an attractive option for a quick sale, appealing to growing families, investors, and buy-to-let landlords alike. The accommodation includes four well-proportioned bedrooms, perfect for a family or for those needing extra space. The single bathroom, while functional, offers the potential for an upgrade to create a more contemporary feel. Additionally, the property benefits from parking for two vehicles, a valuable asset in this bustling area together with a single garage. Conveniently located close to the M32, residents will enjoy easy access to Bristol's vibrant city centre and surrounding areas, making it ideal for commuters. This property is not just a house; it is a canvas waiting for your vision. Whether you are looking to create a family home or an investment opportunity, this property is well worth considering.



Entrance
Decorative entrance door into ...

Porch
Laminate wood grain effect floor, inner multi paned door into ...

Hall
Laminate wood grain effect floor, staircase to first floor with useful cupboard beneath, radiator.

Cloak Room 5'10" x 2'11"
Low level w.c. and wash basin, radiator, splash back tiling, frosted glazed window to front, feature laminate wood grain effect floor.

Dining Room 10'2" x 9'10"
Laminate wood grain effect floor, UPVC double glazed window to side, radiator, internal door opening into the garage, wide opening into

Kitchen 10'1" x 6'10"
Wood grain effect wall, floor and drawer storage cupboards, built in oven and glass top hob with extractor above, dual aspect UPVC double glazed windows to front and side, marble effect working surfaces, tiled floor, space for fridge.

Living Room 16'11" x 12'2"
Two radiators, feature laminate wood grain effect floor. Door into ...

Lean To/Conservatory 16'10" x 8'0"
Aspect directly onto the rear garden and beyond.

First Floor Landing
Access to roof space, airing cupboard with hot water cylinder.

Bedroom 1 11'11" x 10'2"
UPVC double glazed window to front, radiator.

Bedroom 2 10'7" x 10'3"
Maximum overall to include a fitted double wardrobe, radiator.

Bedroom 3 10'7" x 6'3"
UPVC double glazed window to rear, radiator.

Bedroom 4 8'5" x 6'3"
Laminate wood grain effect floor, radiator, UPVC double glazed window to front.

Bathroom 6'7" x 6'6"
Fitted with a modern white suite of pedestal wash basin, low level w.c. and

paneled bath with fitted electric shower over, laminate wood grain effect floor, radiator, UPVC double glazed and frosted window to exterior, partly tiled walls, ceiling extractor, built in cupboard, radiator.

Exterior
The property benefits from an open plan arranged front garden. To the rear there is informal lawned areas along side two mature evergreens, a pedestrian path and gate lead to the front of the property.

Garage 17'8" x 8'1"
Adjoining the property is the garage with wall mounted gas fired boiler for domestic hot water and central heating (not tested), rear pedestrian door onto rear garden,, up and over entrance door.

Off Street Parking
Directly in front of the garage is a hardstanding area suitable for the off street parking of two vehicles.

AML
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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.

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