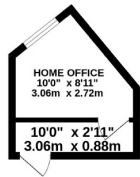


**West Bishopston - Guide price £595,000**

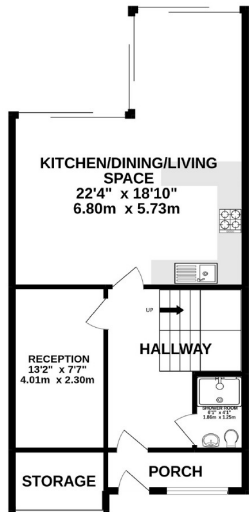
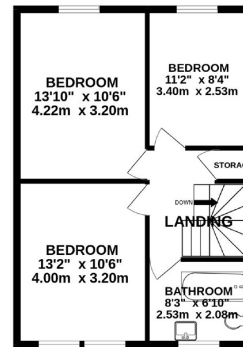
3 bed terraced house  
3 Arundel Court, BS7 8HE



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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A great opportunity to buy a house in a favoured position in West Bishopston, at a price point unusual for this area. Arundel Court is a small development of just five houses built in the 1980's set just off of Berkeley Road.

Falling within catchment for both Bishop Road Primary and Redland Green Secondary School - means this property is sure to be popular with families. Its also just a short walk to the many amenities found on Gloucester Road, alongside parks and the city centre.

This home has a great deal to offer and must be viewed to fully appreciate the value for money on offer.

Some of the features of particular note include the generous southwest facing garden, elevated position giving far reaching views and off street parking.

Internally the layout is as follows; an entrance hall opens to the left into a reception space currently used a child's play area/ cinema room. To the right of the hall is a handy additional shower room including a glass shower enclosure and modern white suite.

The rear of the property has been opened up to create a large and 'L' shaped open plan kitchen / dining / living space. Three sets of sliding doors flood the room with light and also provide a seamless connection to the decked section of the rear garden. Views towards Gloucester Road and on to the city centre can be appreciated from this level. An insulated timber built home office is found at the end of the garden - benefitting from electric heating, mains power, an Internet connection and wooden flooring. Back to the house and up to the first floor are found three good sized bright bedrooms



## Bishopston Office

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Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.