

44 CHERRY GARDENS
BITTON
BRISTOL
BS30 6JA
£365,000



GREGORYS
ESTATE AGENTS

Offered to the market with a no onward chain and offering fantastic potential, can be found this attractive, semi-detached family home.

Internally the property has been a loving family home which has been extended via a loft room and conservatory. However, it now presents as a property just waiting for a buyer to take it back to its former glory. With similar homes in the road having been extended, including rear extensions and loft rooms, the potential to expand the property is truly evident.

Externally this semi-detached home sits in a larger than average plot. To the front and side aspect can be found a driveway laid to stone shingle and a covered car port which provides off street parking for multiple vehicles. The rear garden measures approximately 100ft in length, is private in nature and bathed in natural light, due to its south/westerly orientation.

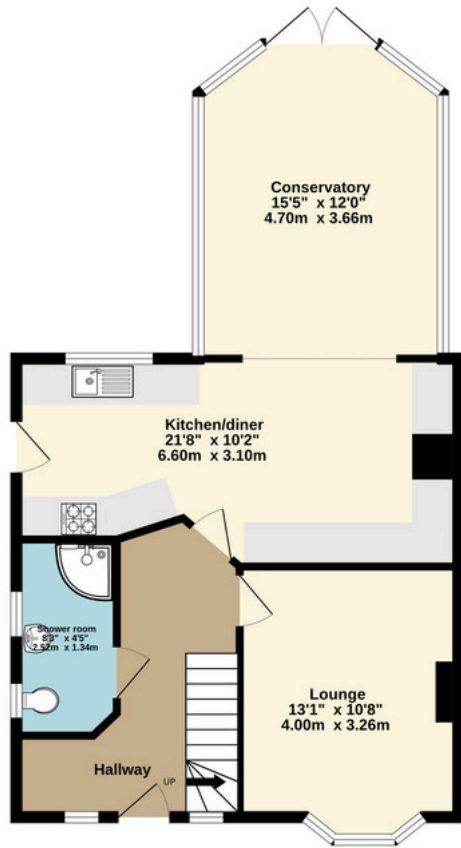
In its current layout, access via the front aspect leads to an entrance hallway, whereby a handy downstairs shower room and bay fronted lounge can be found overlooking the front garden. The kitchen / diner spans the entire width of the property and benefits pedestrian access to the side aspect, whilst opening to a large conservatory, taking pride of place, overlooking the garden. To the first floor can be found three double bedrooms and an impressively sized, second shower room. From this shower room a door and stairs lead to the second floor, whereby the loft has been converted, with a Velux window and eves storage available. The property is double glazed and is gas central heated via a gas combination boiler.

This delightful home is positioned within this popular cul-de-sac on the verges of the beautiful villages of Bitton and Willsbridge. Offering superb access into both Bristol & Bath via vehicle or public transport whilst only a few hundred meters to the Bath to Bristol Cycle Track.

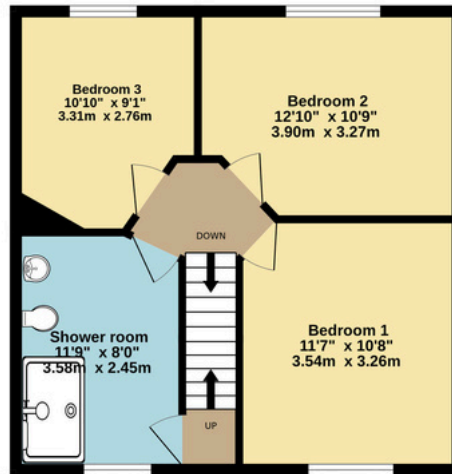




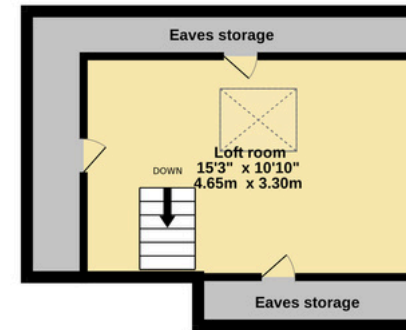
Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



1st Floor
485 sq.ft. (45.0 sq.m.) approx.



2nd Floor
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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Energy performance certificate (EPC)

44 Cherry Gardens Bitton BRISTOL BS30 6JA	Energy rating E	Valid until: 3 July 2034
		Certificate number: 2900-0671-0522-0305-3343

Property type: Semi-detached house
Total floor area: 118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
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Energy rating and score

This property's energy rating is E. It has the potential to be C.

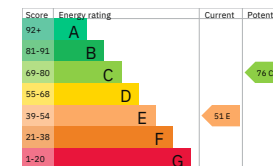
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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