



**3 Bed
House - Semi-
Detached
located in Saltford**

Asking Price £425,000



G R E G O R Y S
— E S T A T E A G E N T S —

3 Camerton Close
Saltford
Bristol
BS31 3BT

Entrance Porch

Composite entrance door with double glazed window to the front aspect, laminate flooring, door with glazed inserts leading to the hallway

Hallway

Stairs leading to the first floor with under stairs storage cupboard, radiator, laminate flooring, further storage cupboard, doors to rooms

Cloakroom

A two piece white suite comprising a wc and wash hand basin, tiled splash back, obscure double glazed window to the side aspect, heated towel radiator, laminate flooring

Lounge

13'0" x 12'9"

Double glazed 'Picture' window to the front aspect, fire recess, radiator

Kitchen / Diner

21'5" x 9'11"

Double glazed 'French' doors with matching side panel windows with further double glazed window to the rear aspect, radiator, laminate flooring. The kitchen comprises matching, high gloss wall and base units with roll top worksurface and matching upstands, one and a half bowl sink and drainer unit with mixer taps over, integrated oven and gas hob with extractor hood over and stainless steel splash back, space and plumbing for a fridge and dishwasher, plumbing available for a washing machine

First Floor Landing

Stairs leading from the ground floor, loft hatch, double glazed window to the side aspect, doors to rooms

Bedroom One

13'0" x 12'9"

Double glazed window to the front aspect, radiator

Bedroom Two

Double glazed window to the rear aspect, radiator

Bedroom Three

9'1" x 8'1"

Double glazed window to the front aspect, radiator

Bathroom

8'1" x 6'8"

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower over, chrome heated towel radiator, obscure double glazed window to the rear aspect, stripped and varnished wooden floor boards

Front Aspect

A driveway providing off street parking, side pedestrian gate leading to the rear aspect, area of lawn with borders of plants, enclosed by low level boundary wall and hedgerow

Rear Aspect

Benefiting a southerly aspect the garden is mainly laid to lawn with a patio area laid to paving, raised borders of plants and shrubs, side pedestrian pathway and gate leading to the front aspect, enclosed by boundary stone wall and fencing

Garage

A single garage with up and over door providing vehicle access from the driveway, power, light and plumbing with the garage currently housing the freezer, washing machine and dryer. Upvc door to the rear garden



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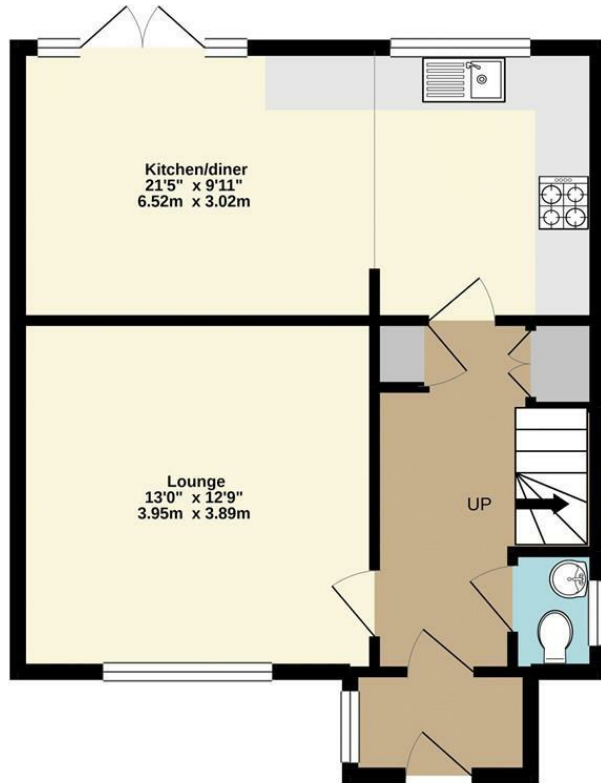


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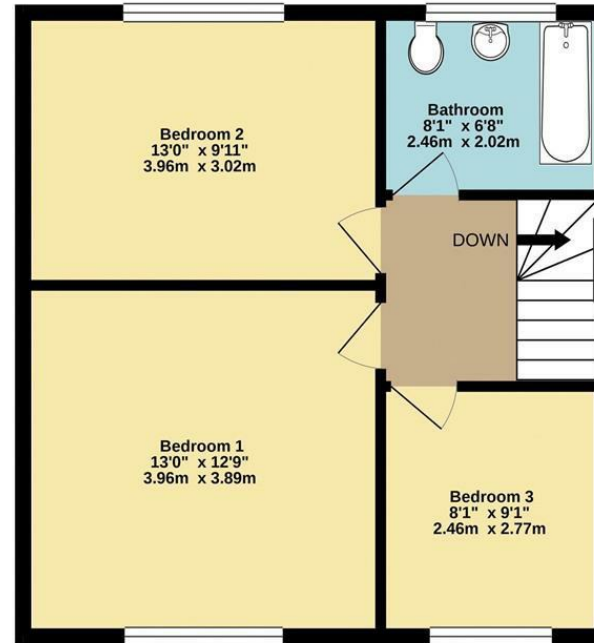




Ground Floor
502 sq.ft. (46.7 sq.m.) approx.



First Floor
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

DIRECTIONS

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