



- Detached home set in large gardens
- Living room
- Separate dining room
- Kitchen
- Utility & downstairs cloakroom
- Three bedrooms with en suite to master
- Scope for extension (subject to planning)
- Detached garage and ample parking
- No chain

18A Court Road, Frampton Cotterell, Bristol, BS36 2DE
Offers In Excess Of £560,000 Freehold

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Entrance 2'9" x 7'3" (0.84 x 2.23)
Hallway 14'1" x 6'9" (4.31 x 2.07)
Living Room 21'2" x 11'4" (6.47 x 3.47)
Dining Room 8'11" x 11'11" (2.74 x 3.65)
Kitchen 8'11" x 11'10" (2.72 x 3.63)
Utility 6'10" x 6'11" (2.09 x 2.11)
Downstairs Cloakroom 2'9" x 8'7" (0.85 x 2.62)
Landing 13'11" x 6'11" (4.26 x 2.12)
Bedroom 1 13'11" x 11'4" (4.26 x 3.46)
Ensuite 6'10" x 7'1" (2.09 x 2.16)
Bedroom 2 14'0" x 12'0" (4.27 x 3.67)
Bedroom 3 6'11" x 11'4" (2.11 x 3.46)
Bathroom 6'11" x 11'11" (2.13 x 3.65)
Garage 19'10" x 9'8" (6.05 x 2.95)



PROPERTY TYPE House - Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND E



An individually built stone fronted detached home in large gardens with driveway, outbuilding, ample off street parking and a detached garage.

With accommodation comprising entrance hallway, living room, separate dining room, kitchen, utility and downstairs cloakroom.

At the first floor are three bedrooms (master en suite) and a family bathroom.

Offering ample scope for extension and refurbishment (subject to planning), this home is an ideal basis for those wanting to create something individual, and special, in a highly desirable location.



the location

Set in a locally coveted position, this well placed home is set close to a range of good local amenities, including schools, shops and nearby playing fields. The Avon ring road is easily accessible and the shopping facilities of both Emersons Green and Yate, are both a short drive away. Ideal for those seeking a home with a more semi rural feel, yet still retaining excellent access to all the facilities a city could offer! Bristol 7.6 miles Bath 16 miles

*Offered for sale with
no onward chain!*

just a thought...

Although requiring updating and modernisation, this individually 1990 built home, really is a one off! With an unusually large plot, this could be the opportunity the enterprising buyer has been waiting for!