

for sale

offers in excess of **£335,000**



## Malvern Drive Bristol BS30 8UX

A well presented semi detached house offering a lounge, modern style kitchen/diner, three bedrooms and bathroom. Benefits from well maintained gardens and studio.





# Malvern Drive Bristol BS30 8UX

## Entrance Hall

Double glazed door to the front, stairs leading to the first floor, radiator and cover.

## Lounge

13' 1" x 13' 7" ( 3.99m x 4.14m )

Double glazed window to the front, radiator, recess display for wall mounted TV, modern style inset fire and surround.

## Kitchen/ Dining Room

10' 4" x 16' 4" ( 3.15m x 4.98m )

Double glazed french doors to the rear garden, double glazed window to the rear, a range of modern style wall and base units, work surfaces, eye level built in oven, built in combination microwave oven, induction hob with cover hood over, composite

sink unit with mixer tap, integrated washing machine, integrated freezer, integrated double height fridge, double glazed door to the side, understairs storage cupboard with space for tumble dryer, radiator, down lighters.

## First Floor Landing

Double glazed window to side, loft access with loft ladder, light and part boarded.

## Bedroom One

12' 6" x 9' 5" ( 3.81m x 2.87m )

Double glazed window to the front, cupboard housing the gas boiler, radiator

## Bedroom Two



11' 1" x 9' 5" ( 3.38m x 2.87m )  
Double glazed window to rear, radiator.

### Bedroom Three

9' 6" x 6' 7" ( 2.90m x 2.01m )  
Double glazed window to the front, radiator. (stairhead protrudes into the room)

### Bathroom

Double glazed frosted window to the rear, a three piece modern style bathroom suite comprising panel bath with mains shower over, vanity sink unit, low level WC, tiled walls heated towel rail.

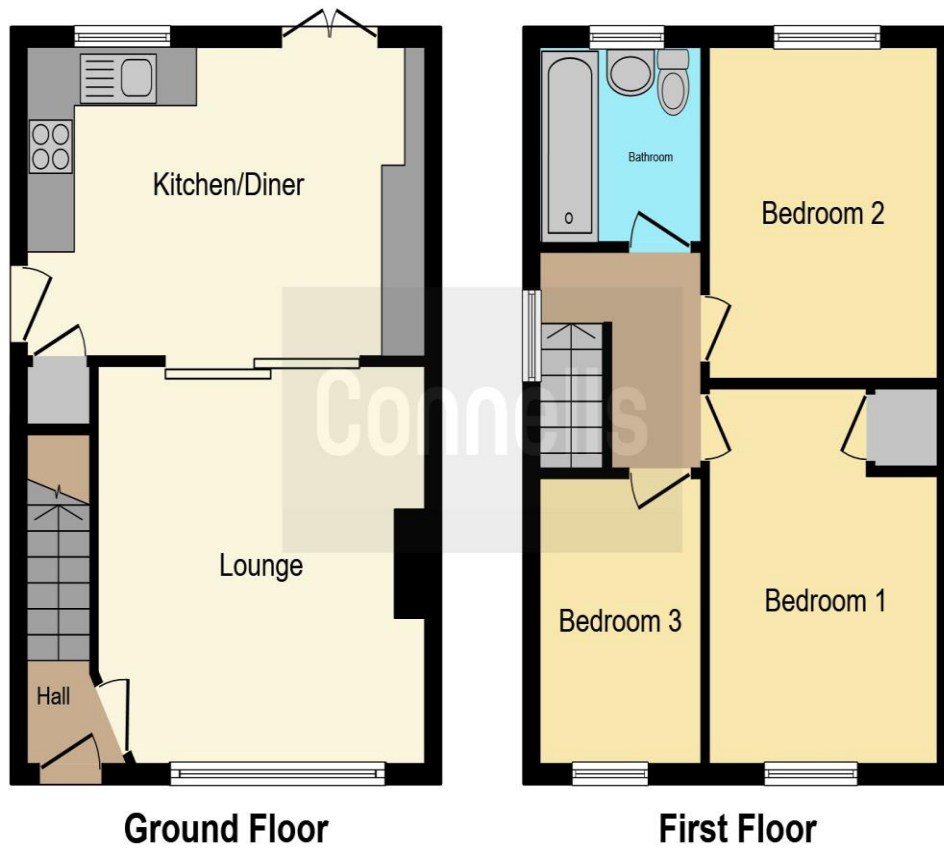
### Front Garden

Enclosed by fencing and mainly laid to lawn, path to the front door and lighting, side access.

### Rear Garden

Enclosed with paved patio area, artificial lawn, lighting and side access. Studio with light and power.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: BLG104114 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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