



## New Fossey Road, Bristol

Somerset, BS14 9LL

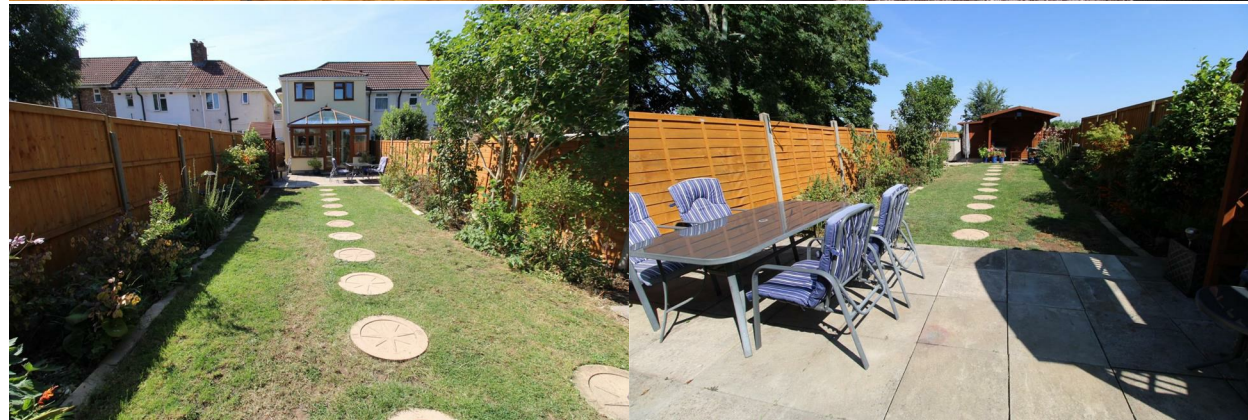
£350,000



# New Fosseway Road, Bristol

## DESCRIPTION

A well presented double storey extended semi detached property situated in this popular location in Hengrove. The accommodation comprises ; Entrance hall, lounge, extended kitchen, conservatory and modern shower room to the ground floor. To the upper floor there are three double bedrooms and shower room. Further benefits include uPVC double glazing, combination fired gas central heating, driveway to the front providing off street parking and good size enclosed rear garden incorporating 5 metre x 3 metre cabin currently used as a gym. CALL NOW FOR AN APPOINTMENT TO VIEW TO FULLY APPRECIATE ALL THIS WELL PRESENTED EXTENDED FAMILY HOME HAS TO OFFER !!!



# ROOMS

## ENTRANCE HALL

uPVC double glazed entrance door, uPVC double glazed window to side elevation, stairs rising to the first floor accommodation.

## LOUNGE

uPVC double glazed window to front elevation, radiator, ceiling coving, radiator, storage cupboard, t.v. point door leading to the shower room, double doors to the kitchen.

## INNER HALL

storage cupboard, cupboard housing gas fired combination boiler.

## SHOWER ROOM

uPVC double glazed window to side elevation, suite comprising low level w.c., wash hand basin with inset vanity unit, extractor fan, wall hung radiator, tiled splash backs, laminate flooring, walk in shower enclosure with mixer shower over.

## KITCHEN

uPVC double glazed door leading to the conservatory, uPVC double glazed window to rear elevation, fitted with a range of wall and base units, work tops over, one and a half bowl single drainer sink unit with mixer tap over, integral dishwasher, plumbing for washing machine, built in electric oven and gas hob with hood over, laminate flooring.

## CONSERVATORY

uPVC double glazed doors overlooking the rear garden, uPVC double glazed surrounds, laminate flooring, t v point.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation, radiator.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator, ceiling coving, ceiling rose.

## BEDROOM TWO

uPVC double glazed window to rear elevation, radiator, t.v. point.

## BEDROOM THREE

uPVC double glazed window to rear elevation, radiator, range of fitted wardrobes.

## SHOWER ROOM

Shower cubicle with mixer shower over, low level w.c., vanity wash hand basin, extractor fan, ceiling spotlights, laminate flooring.

## OUTSIDE

### FRONT GARDEN

Imprinted concrete driveway to the front providing off street parking, side access gate.

### REAR GARDEN

Paved patio area, stepping stone path, remainder laid mainly to lawn, flower and shrub borders, fenced surrounds, covered pergola seating area, leading to 5 metre x 3 metre cabin currently used as a home gym, further storage shed to the side, gravelled area leading to side access gate, outside tap.

### GARDEN CABIN

Approached via covered pergola seating area the cabin is currently used as a gym.

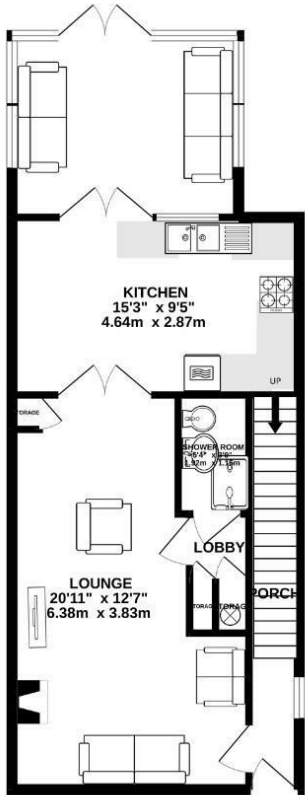
Material Information - Whitchutch

Tenure Type; FREEHOLD

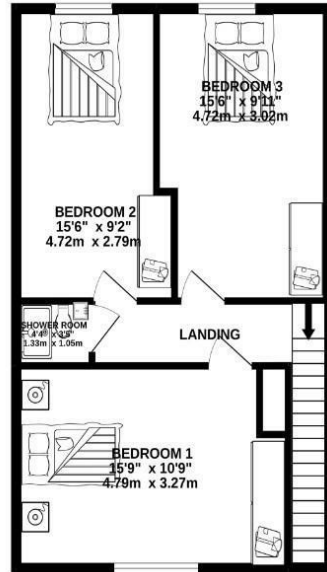
Council Tax Banding; B



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.  
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GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



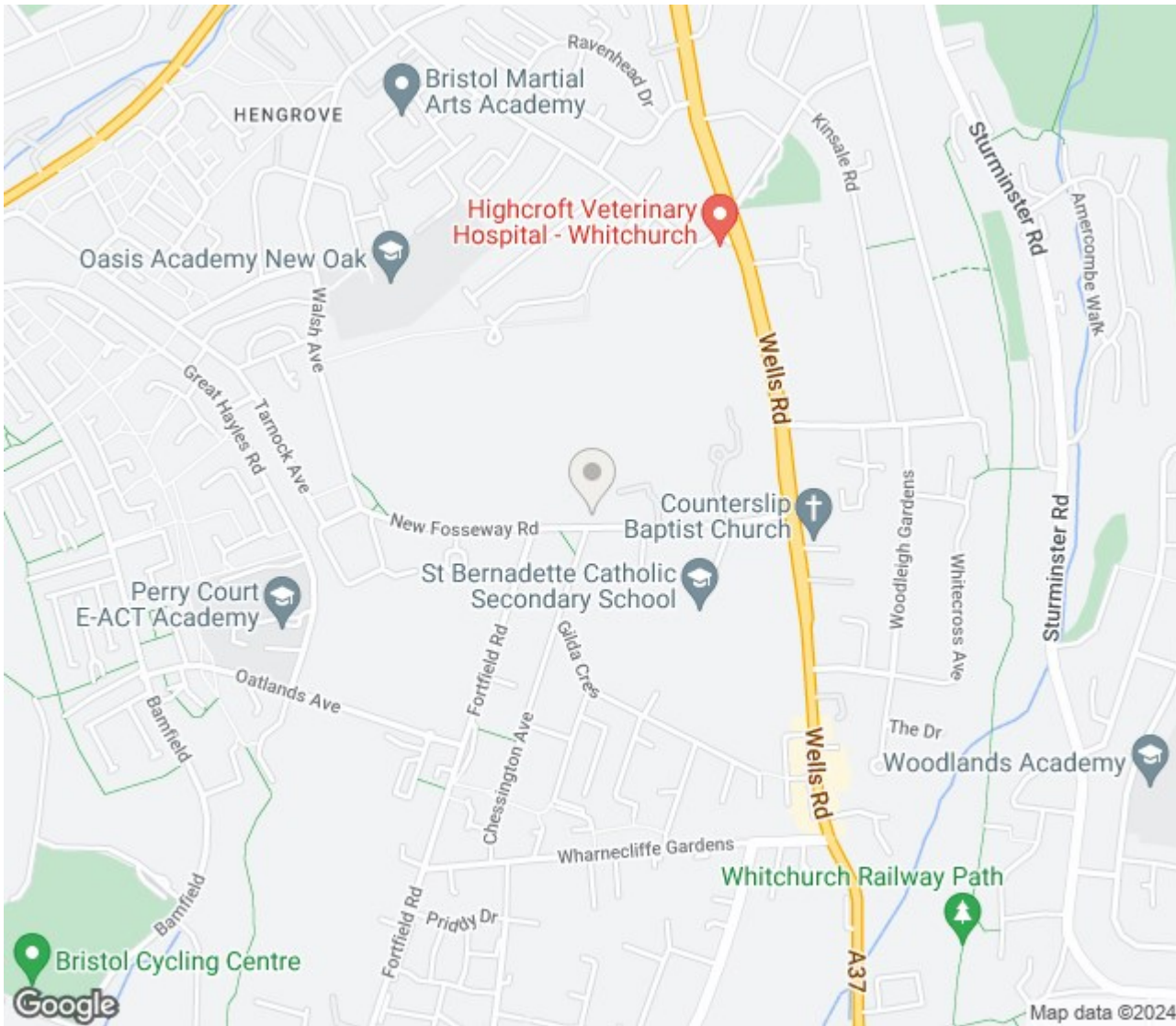
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.