



Court Farm Road, Bristol

, BS14 0EG

£369,995



Court Farm Road, Bristol

DESCRIPTION

Welcome to this immaculate semi-detached property which is now available for purchase! This delightful home is a real jewel in the heart of a strong local community. The property is ideally located, with excellent public transport links in close proximity, making commuting easy. Families will appreciate the nearby schools. Local amenities such as shops, restaurants, leisure facilities and general hospital are also within easy reach. For those who enjoy spending time in nature, there are green spaces close by, perfect for outdoor activities and leisurely walks over the Dundry hills. The property is infallible in its appeal, ideal for both families and couples looking for a warm and welcoming place to call home.

At the heart of the home, there's a modern kitchen bathed in natural light. The kitchen is equipped with modern appliances, perfect for those who love to cook. The property also boasts two reception rooms, one of which has a charming fireplace and direct access to the garden. These spaces offer the perfect setting for entertaining guests or spending quality time with family.

On the first floor you'll find a total of three spacious bedrooms. Each room offers plenty of space, making them perfect for relaxation, work, or play. The property also features a well-maintained bathroom with built-in storage, adding a practical and stylish touch.

Further benefits include an internal garage and off street parking, making it even more convenient for those with vehicles.

You'll find this home in council tax band D. This beautiful home is a rare find, and we're excited to show you all it has to offer. Come and experience this delightful abode that could soon be yours!



ROOMS

ENTRANCE HALLWAY

9'3 max x 6'3 max

Double glazed entrance door into hallway, solid Oak flooring, stairs rising to first floor landing, doors too..

INTEGRAL GARAGE

16'4 x 8'0

Courtesy door into single garage, up and over door, power and light,

SECOND RECEPTION ROOM

12'5 x 10'5

uPVC double glazed window to front elevation, radiator, feature electric fire set within surround, tv point, ceiling coving.

EXTENDED LOUNGE

19'3 x 12'8 max

uPVC double glazed French style doors over looking rear garden, one feature wall hung radiator as well as further radiator, understairs storage cupboard, tv point, laminate flooring.

EXTENDED KITCHEN

22'9 x 7'5 max

Two uPVC double glazed windows to side elevation, uPVC double door to rear garden, fitted with a range of wall and base units with roll edge work tops over incorporating single drainer sink unit with mixer tap over, built in double oven and electric hob with extractor hood over, integrated dishwasher and washing machine, breakfast bar, wall hung feature radiator and further radiator, loft access, vinyl flooring.

FIRST FLOOR LANDING

5'6 x 13'9

Loft access, doors too..

BEDROOM ONE

16'3 max x 9'11

uPVC double glazed window to front elevation, radiator.

BEDROOM TWO

13'6 x 8'8

uPVC double glazed window to front elevation, radiator.

BEDROOM THREE

10'10 x 7'11

uPVC double glazed window to rear elevation, radiator.

BATHROOM

7'8 x 9'11

uPVC double glazed window to rear and side elevation, panelled bath with mixer shower over, shower cubicle with electric shower over, low level w.c, pedestal wash hand basin, heated towel rail, vinyl flooring, airing cupboard housing combination boiler.

OUTSIDE

REAR GARDEN

Boundary enclosed by wooden fencing, side access gate leading to front, mainly laid to lawn with two patio area's, garden shed.

FRONT GARDEN

Driveway providing off street parking for several vehicles, path to front door, gate leading to rear garden, mainly laid to lawn with flower and shrub borders.

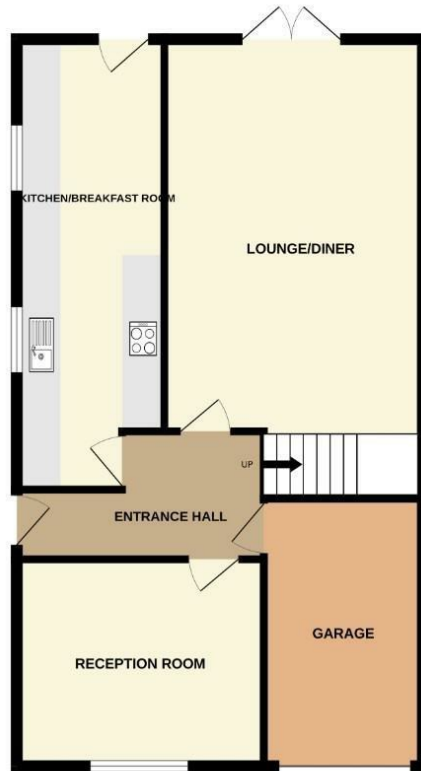
Material Information - Whitchutch

Tenure Type; FREEHOLD

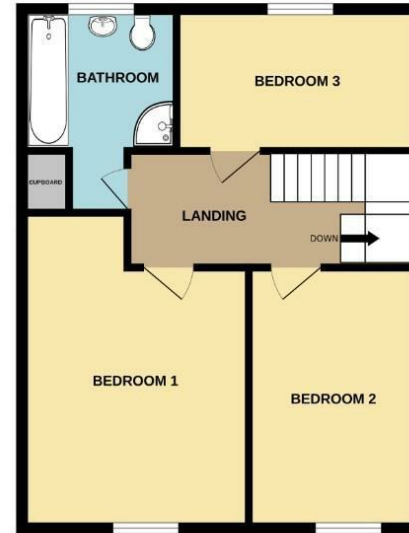
Council Tax Banding; D



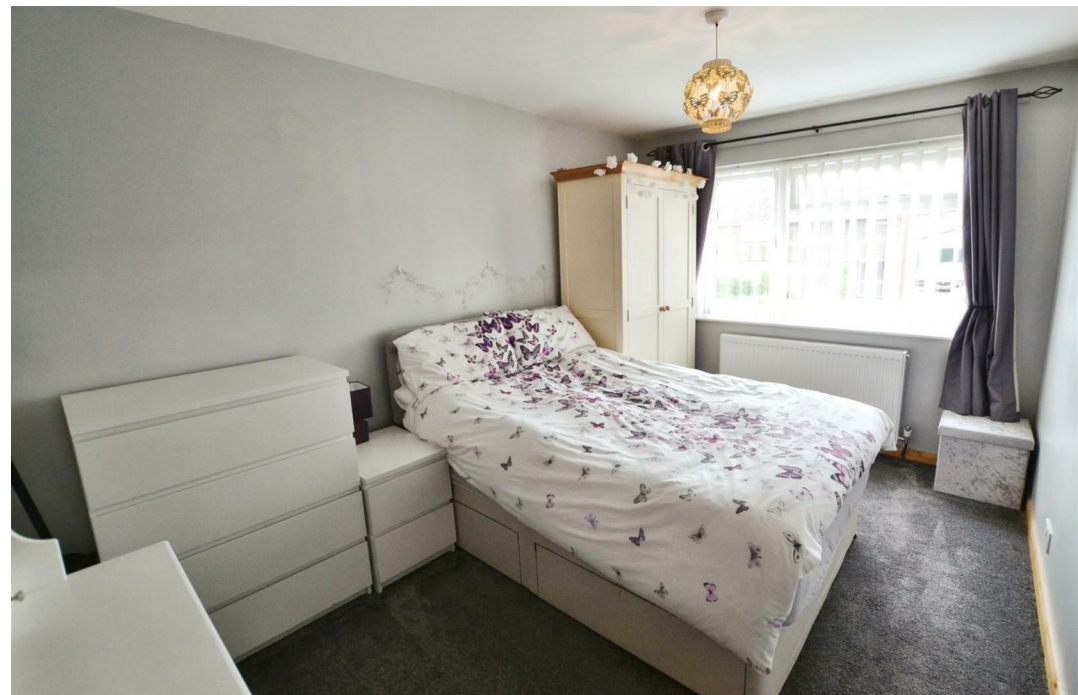
GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.

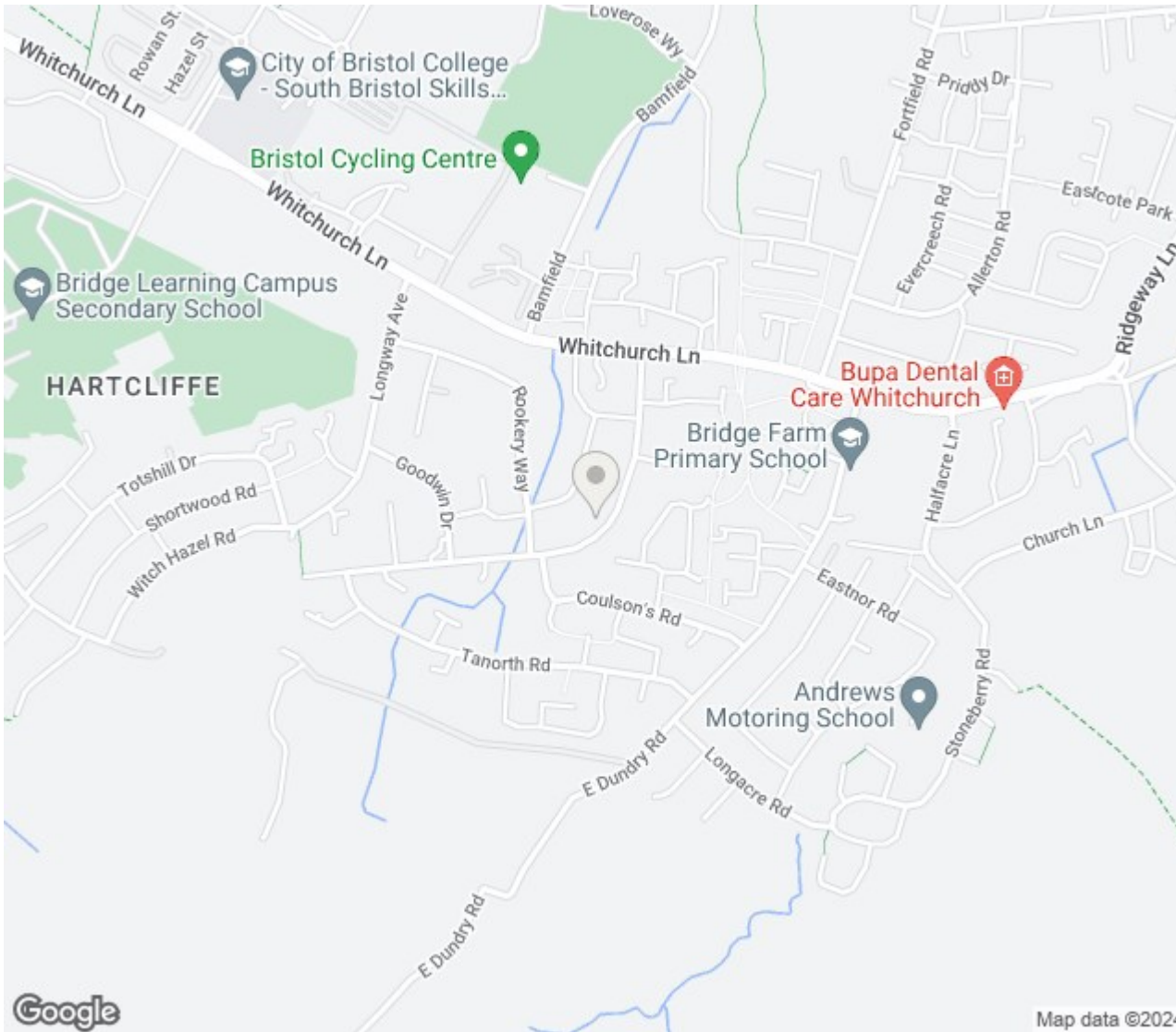


1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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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.