



Gorlangton Close, Bristol

, BS14 9UB

£275,000



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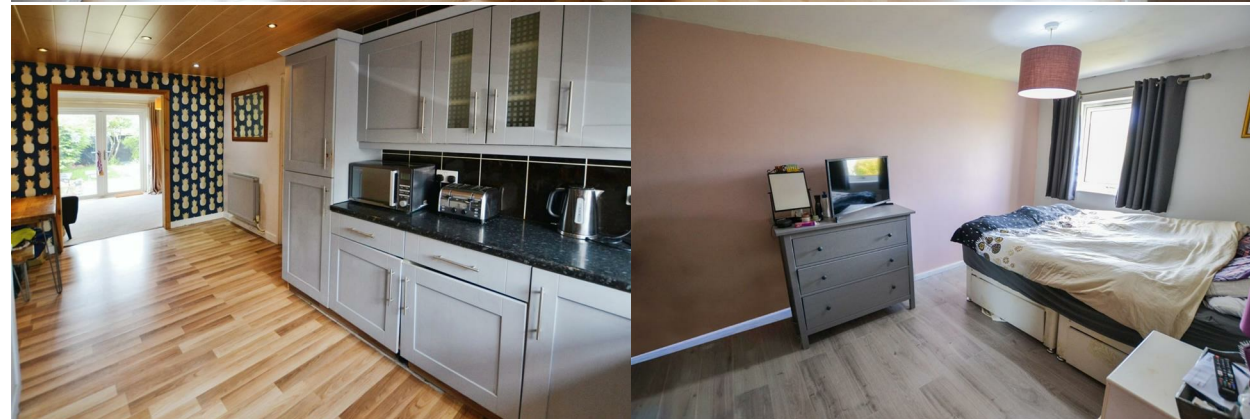
Gorlangton Close, Bristol

DESCRIPTION

Presenting this fantastic terraced property, currently listed for sale ideal for first-time buyers, families, or couples. The dwelling comprises three bedrooms, two of which are double-sized while the third is a single. In addition, the property includes a shower room, creating a comfortable space for all occupants.

One of the unique features of the house is its layout, with a kitchen-diner located at the front and a lounge towards the rear. The lounge boasts patio doors that open up onto a delightful garden, offering an ideal location for relaxation or entertaining guests. Plus, the convenience of private parking to the front is not to be overlooked.

Location-wise, this property ticks all the boxes. Not only are there excellent public transport links nearby, but it is also in close proximity to local schools and other amenities, making it an ideal place for families or couples.



ROOMS

Entrance Hallway

Access to the front property through the front door into the entrance hallway. Stairs from ground floor leading to first floor, access to cloakroom and kitchen/diner.

Cloakroom

Leading from the hallway into the cloakroom, obscured double glazed window to the front, w/c and hand wash basin.

Kitchen/Diner

Leading from the entrance hallway into the kitchen/diner. The kitchen/diner consist of matching wall and base units, sink and drainer, electric oven & hob, extractor fan, integrated fridge/freezer and space for washing machine. The combination boiler is located in a cupboard and double glazed window to the front. Double doors giving you access to the lounge.

Lounge

Leading from the kitchen/diner into the lounge, double glazed window to the rear and patio doors giving you access to the rear garden.

Landing

Stairs leading from the ground floor to the first floor, two storage cupboards, access to all three bedrooms and bathroom.

Bedroom One

Leading from the landing into bedroom one. Double glazed window to the rear.

Bedroom Two

Leading from the landing into bedroom two. Double glazed window to the front.

Bedroom Three

Leading from the landing into bedroom three. Double glazed window to the rear.

Shower Room

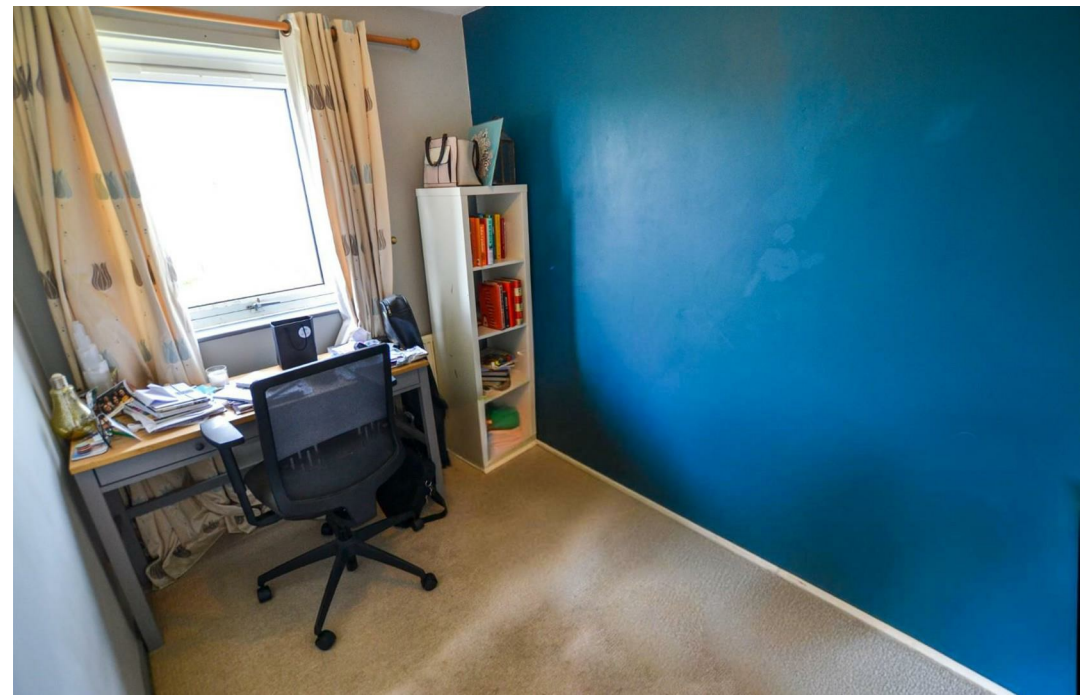
Leading from the landing into the shower room. The shower room consist of a w/c, hand wash basin, shower cubical and heated towel rail. Obscured double glazed window to the front.

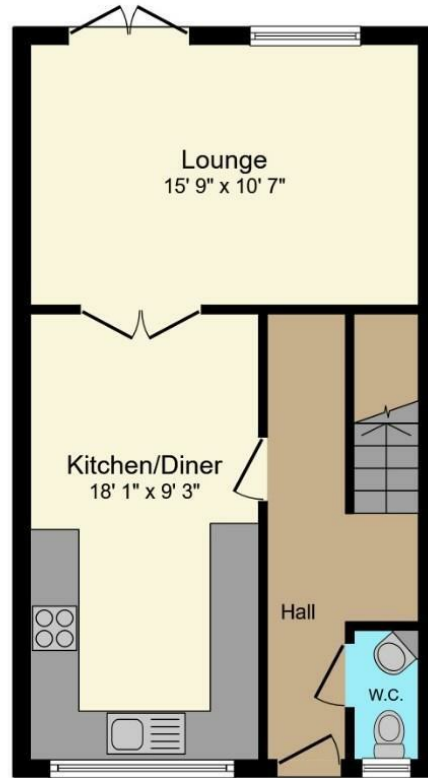
Front Garden

Blocked paved driveway providing off street parking and block built storage shed.

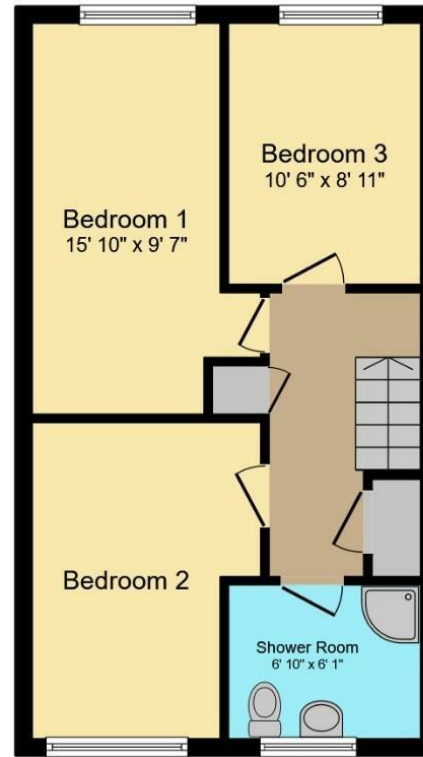
Rear Garden

The rear garden is mainly laid to lawn with a decking area enclosed by wooden fence panels.





Ground Floor
Floor area 455 sq.ft.

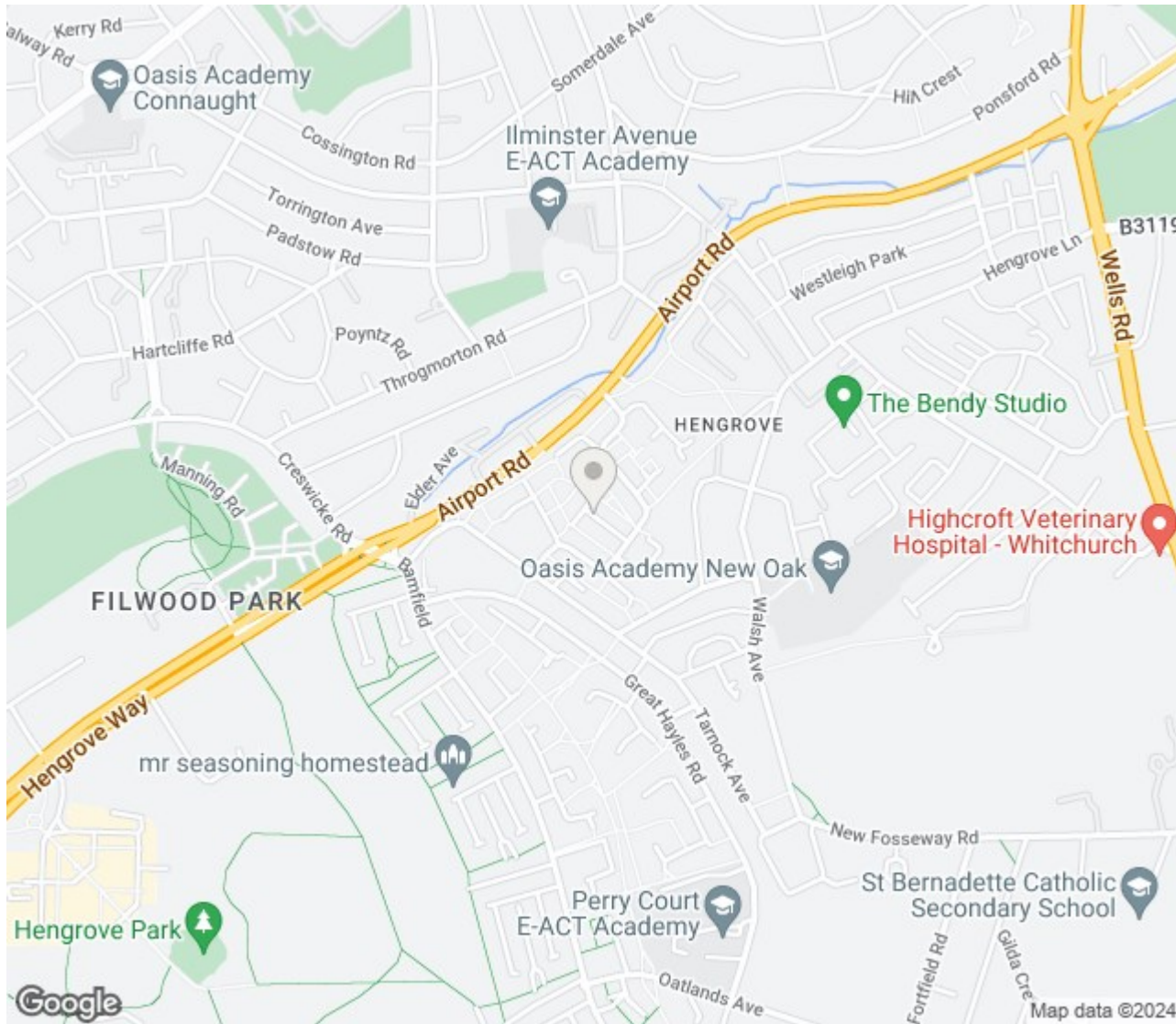


First Floor
Floor area 455 sq.ft.

TOTAL: 909 sq.ft.


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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

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	

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