



Cowling Drive, Bristol

Somerset, BS14 8DT

£290,000



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Cowling Drive, Bristol

DESCRIPTION

For Sale: A semi-detached property in good condition, ideally suited for families and couples alike. This property boasts three bedrooms, two of which are double-sized and one single, perfect for a growing family or a professional couple in need of a home office.

The property comes with a modern kitchen that's ready to inspire your culinary creativity. Two reception rooms add to the charm and functionality of the home. The first is a cosy lounge located at the front of the house, offering a comfortable space for relaxation and entertainment. The second reception room is a dining area situated at the rear, featuring patio doors that open up to a serene garden, creating a seamless indoor-outdoor living experience.

Two of the unique features of this property include ample parking and a well-kept garden, perfect for those summer BBQs or relaxed outdoor lounging. The location is highly desirable with public transport links, local schools, and amenities within close proximity. This home truly offers a blend of convenience, comfort, and charm.



ROOMS

Entrance Porch

Access to the front property through the porch door into the entrance hallway.

Entrance Hallway

Leading from the porch into the entrance hallway, stairs leading from the ground floor to the first floor, access to the lounge and kitchen.

Lounge

Leading from the hallway into the lounge, double glazed window to the front, double doors opening to the dining room.

Dining Room

Leading from the lounge into the dining room, patio doors giving you access to the rear garden and door leading to kitchen.

Kitchen

leading from the hallway and dining room into the kitchen, double glazed window to the rear, door giving you access to the rear garden. The kitchen consist of matching wall and base units, sink and drainer, electric oven and hob, extractor fan, space for fridge/freezer, washing machine and boiler located in cupboard.

Landing

Stairs leading from the ground floor to the first floor, double glazed window to the side aspect, access to all three bedrooms and bathroom.

Bedroom One

Leading from the landing into bedroom one, double glazed window to the front, fitted wardrobes, cupboard.

Bedroom Two

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

Bedroom Three

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

Bathroom

Leading from the landing into the bathroom. The bathroom consist of a w/c, hand wash basin and bath with over head shower. Obscured double glazed window to the rear.

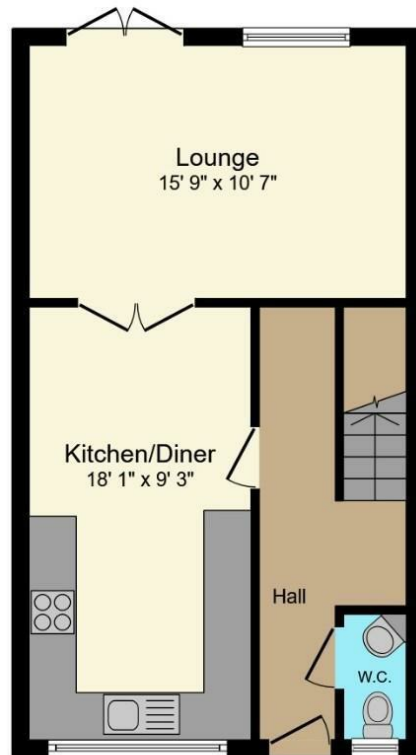
Front Garden

Block paved driveway providing off street parking.

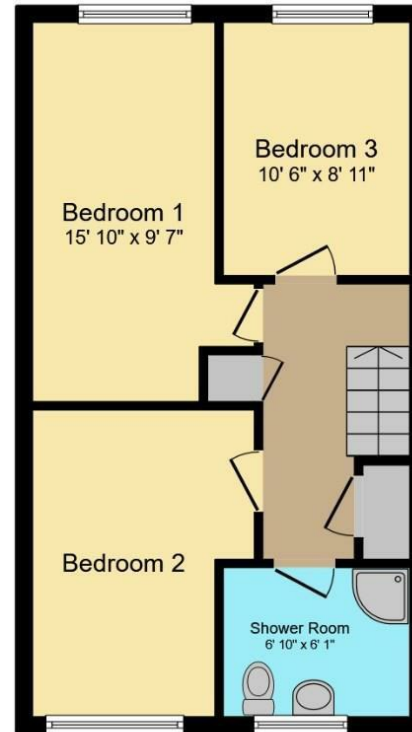
Rear Garden

The garden consist of patio and lawn area enclosed by wooden fence panels. There is a block built storage shed and side gated access.





Ground Floor
Floor area 455 sq.ft.

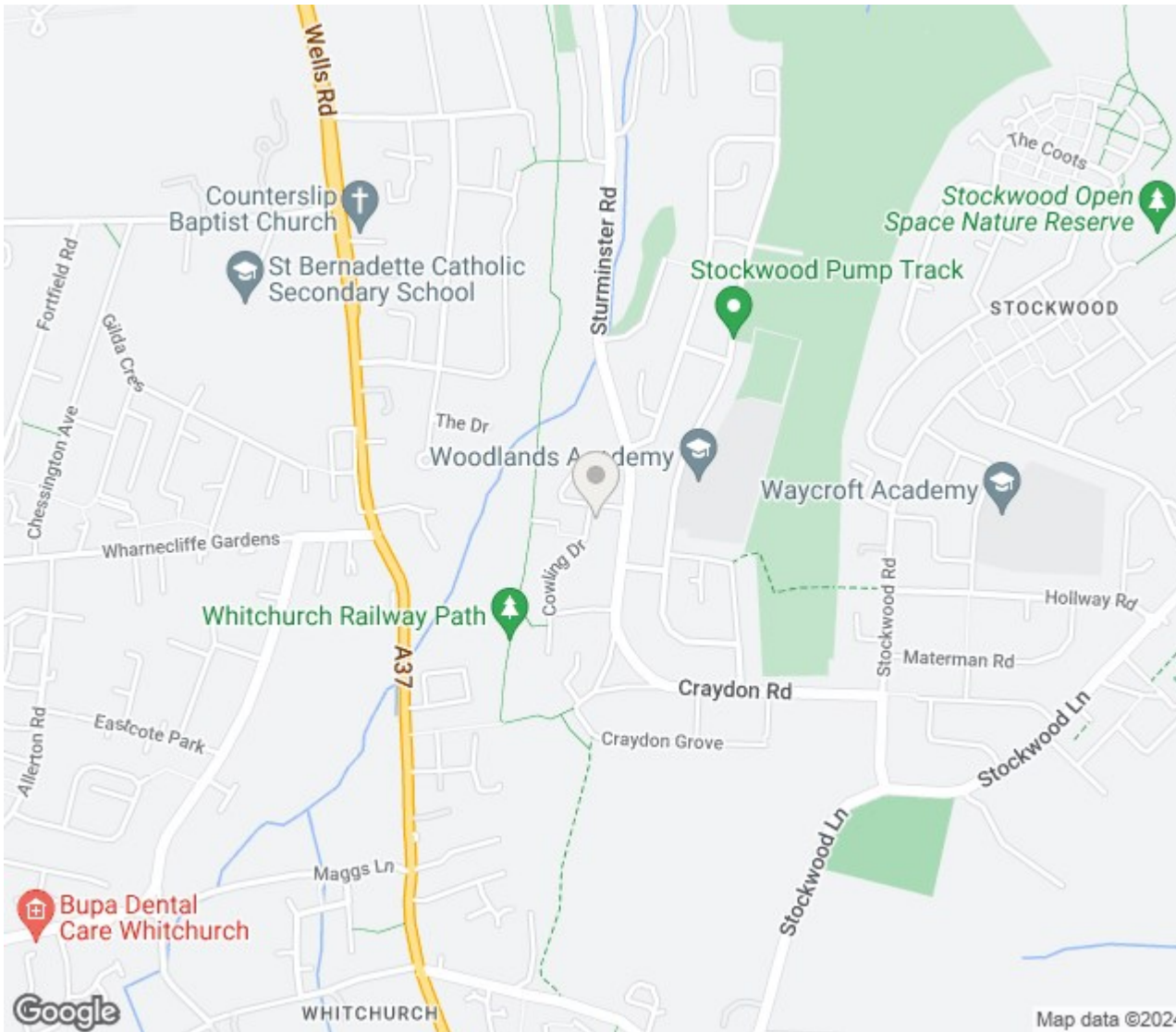


First Floor
Floor area 455 sq.ft.

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 | | 81 |
| (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 | |

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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.