

Conygre Grove, BS34

A two bedroom ground floor flat presented in as new condition and with a large garden and allocated parking. No onward chain.

ACCOMMODATION

Hallway

Principal bedroom

Open plan lounge/kitchen

Second double bedroom

Four piece bathroom

Garden with shed

Allocated parking











DESCRIPTION

A spacious and light two double bedroom ground floor flat with a generous garden and allocated parking. The flat is ideally placed for the A4174, Filton Abbey Wood train station and local employers including the MOD, Airbus and Southmead Hospital.

Upon arrival at the property the front door provides access to the hallway, from here a door leads to the principal bedroom and an additional door takes you through into the kitchen.

The afore mentioned principal bedroom is located at the front of the property and is a well proportioned room, there is a large window overlooking the front and the parking space.

Head back into the hallway and take the door into the kitchen and you are greeted by a light and airy open plan kitchen/lounge area The kitchen is fitted with a range of modern wall and floor cupboards along with ample worksurface space. The kitchen also includes an integrated oven and hob, dishwasher, fridge/freezer and washing machine.

The lounge area overlooks the rear garden and patio doors lead to the rear patio area with lawn beyond, there is also a skylight which allows ample natural light to flood the room.

Off the kitchen a door leads to the inner hallway, from here you can access the bathroom and second bedroom.

The bathroom is fitted with a four piece suite which incorporates a bath, WC, wash hand basin and a separate shower enclosure, all of which are finished in classic white.

The second bedroom will accommodate a double bed and has an outlook over the rear garden.

The garden to the rear of the flat is a generous size. A large patio area adjoins the rear of the property, perfect for al-fresco dining and socialising during the summer months. Steps from the patio lead to a area of lawn, beyond the lawn is a garden shed.

Nestled in the northern suburbs of Bristol, Filton stands as a testament to the fusion of history and innovation. This vibrant town, with its rich industrial heritage and cutting-edge technological advancements, has become a unique hub within the greater Bristol area. From its aerospace legacy to its modern-day developments, Filton offers residents and visitors alike a captivating journey through time.

Filton's history dates back centuries, with its name believed to have Saxon origins. However, it was during the Industrial Revolution that Filton truly began to thrive. The arrival of the railway in the mid-19th century spurred industrial growth, and Filton became a prominent centre for manufacturing and engineering.

Filton's most notable claim to fame is its association with the aerospace industry. The town has long been a key player in aviation history, and the iconic Filton Airfield played a crucial role during World War II. In the postwar years, Filton became synonymous with aircraft manufacturing, being home to the Bristol Aeroplane Company.

The diverse culture within Bristol makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the globe.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 and M5 motorways as well as the A4174 are within easy reach. For those looking to travel further afield, Bristol International Airport is 15 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold. Services - Mains water, mains gas, mains electricity.

Postcode – BS34 7DP. Energy Performance Certificate – B. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

BEDROOM TWO
10'5" x 2'10"
3.18m x 2.68m

LOUNGE
10'6" x 20'6"
3.20m x 3.19m

HALLWAY

PRINCIPAL BEDROOM
13'1" x 10'8"
3.99m x 3.24m

HALLWAY

HALLWAY

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