

GEOFFREY CLOSE, BS13

A light and airy three bedroom family home located in a quiet position yet close to local schools, public open space and excellent road connections to Bristol and beyond.

ACCOMMODATION

Spacious lounge

Dining Room

Modern kitchen

Three bedrooms

Bathroom

Garden

Outside storage

Brand new gas fired boiler











DESCRIPTION

Upon arrival at the property at pathway leads past the front garden to the front door of the house. Step through the front door into an open porch which leads you through to the attractive lounge. Within the lounge there is a broad window to the front of the house, a flight of stairs rise to the first floor and a doorway leads through to the dining room and beyond.

When walking through to the dining room you are met by a generous entertaining space, perfect for large family gatherings and social evenings. The dining room coupled with the modern kitchen offers a near perfect open plan feel, flooded with natural light, helped in part by the double doors in the dining room which open to the rear, south-facing garden.

The kitchen itself is fitted with a range of modern wall and floor units which are complimented by attractive tiled splashbacks and worktops. Within the kitchen there is an integrated oven, hob and extractor, there is also plumbing for a washing machine and a dishwasher as well as space for a tumble dryer.

The stairs from the lounge lead to the first floor landing, here you will find doors to the bathroom and the three bedrooms.

The bathroom is fitted with a modern three piece suite finished in classic white, there is a bath with a rainforest style shower over, a WC and a wash hand basin. The bathroom is further complimented by wall panelling in part and tiled flooring, there is also a heated towel radiator.

The principal bedroom is located at the front of the house and has a broad window which lets in ample natural light, a further double bedroom is situated at the rear and enjoys an outlook over the garden. There is also a useful storage cupboard. The smaller of the three rooms is at the front and would make a perfect home office or nursery.

The garden at the rear is accessed via the double doors in the dining room. There is a patio which leads to a mature and well established garden, with a brick shed and additional storage to the side of the house. Access to the front garden is via the lean-to at the side. The garden itself has a genuine 'cottage garden' feel. With an area of lawn and attractive borders. There is room for a greenhouse. Parking is available at the front of the house although it is not allocated.

SITUATION

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city 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 world.

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 Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M5 motorway is within reach via JCT19 at Gordano, mainline rail connections to London Paddington are offered at Parson Street station (2 miles away) via Bristol Temple Meads. For those looking to travel further afield, Bristol International Airport is a mere 5 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains drainage. Postcode – BS13 8BW. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

Northwood and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment of facilities. Purchasers must satisfy themselves by interception or otherwise.

DINING ROOM
1810" x 115" Max
5,73m x 3,51m Max

DINING ROOM
1810" x 115" Max
5,73m x 3,51m Max

DINING ROOM
1810" x 115" Max
5,73m x 3,51m Max

DINING ROOM
157" Max x 127"

DINING ROOM
157" x 3,51m Max
5,73m x 3,51m Max

DINING ROOM
157" Max x 127"

DINING ROOM
157" Max x 2,72m

DINING ROOM
157" Max x 2,72m

DINING ROOM
157" Max x 3,51m Max
5,72m x 3,54m Max

DINING ROOM
157" Max x 3,51m Max
5,72m x 3,54m Max

DINING ROOM
157" Max x 3,51m Max

DINING ROOM
157" Max x 3,51m Max
5,72m x 3,54m Max

DINING ROOM
157" Max x 3,51m Max x 3,51m

DINING ROOM
157" Max x 3,51m Max x 3,51m

DINING ROOM
157" Max x 3,51m

1ST FLOOR 416 sq.ft. (38.7 sq.m.) approx

GROUND FLOOR 534 sq.ft. (49.6 sq.m.) approx

TOTAL FLOOR AREA: 950 sq.ft. (66.3 sq.m.) approx.

Write overy stands has been read to ensure the accuracy of the floors are contained from measurement of creat without comes and the process and to separate they in lakes the read years ensurement or respectively, in lakes the read years ensurement and to respect they be the set of the plant of the plant

