



 northwood

Bower Road, BS3

Bower Road, BS3

A substantial three bedroom, two bathroom semi-detached family home with the added benefit of a garage and off street parking. Located in a popular residential avenue within walking distance to North Street, this would make a perfect family home, offered to the market with no onward chain.

ACCOMMODATION

Lounge

Dining Room

Kitchen

Downstairs wet room

Garden room

Three bedrooms

Bathroom

northwood



DESCRIPTION



Available for the first time in 70 years is this substantial three bedroom, two bathroom family home, located in a mature setting within minutes of North Street and adjoining parkland, this semi-detached property would make a perfect family home.

One of the main attractions of this home is the fact that it has mainly been left unaltered from its original layout bar the addition of the wet room and the garden room, a number of the neighbouring properties have been significantly enlarged over the years and subject to the required consents the new owners could create something similar with this home.

Upon arrival at the house there is a paved area at the front which offers off street parking, a door then leads into the porch and an additional door opens into the hallway. Within the hallway a flight of stairs lead to the first floor and doors on the ground floor lead through to the dining room and kitchen.

Take the door into the dining room and you are greeted by the main principal reception rooms, the lounge with a feature bay window is located at the front of the house whilst the dining room with a feature fireplace is at the rear of the house and leads onto the garden room and rear garden beyond.

Next to the dining room is the kitchen which is fitted with a range of wall and floor units and has space for a cooker, fridge-freezer and plumbing for a washing machine. At the far end of the kitchen is the wet room, a recent addition to the property and comprising a shower area, WC and basin. A further door from the kitchen leads to the garden.

On the first floor you will find three bedrooms, two of which are generous double rooms, the larger of the two has a bay window to the front of the house whilst the room at the back of the house over looks the garden and the neighbouring parkland. The smaller bedroom at the front is a comfortable single room. The bathroom is also located on the first floor and comprises a bath with shower over, WC and basin.



At the rear of the house there is a generous lawned garden with mature hedgerows, a patio area adjoins the rear of the house whilst a garage is at the far end of the garden. The garage has a personnel door to the side and an up and over door at the front, vehicular access to the garage is via Hendre Road.

SITUATION

Located within walking distance of the popular a vibrant North Street and its array of cafés and bars, this home will no doubt appeal to first time buyers, families and property investors alike.

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 M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 7 miles away and offers regular domestic and international flights.

GENERAL

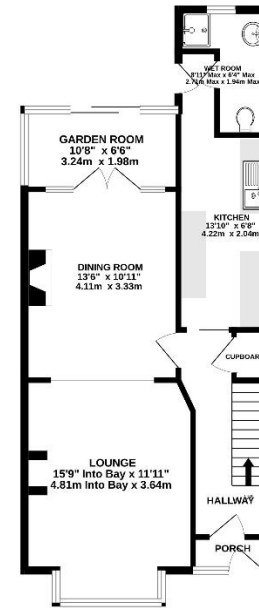
Tenure – Freehold. Services - Mains water, mains gas, mains electricity.

Postcode – BS3 2LN. Energy Performance Certificate – TBC. Viewings -

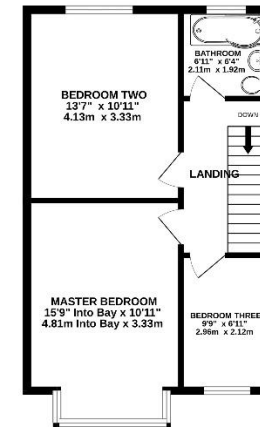
Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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 or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
619 sq ft (57.5 sq m.) approx.



1ST FLOOR
485 sq ft (45.1 sq m.) approx.



TOTAL FLOOR AREA: 1104 sq ft (102.6 sq m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, etc. are only given for guidance and are not intended to be used as a basis for any contract or representation. The architect, contractor and planning authorities have not been asked to guarantee as to their accuracy or efficiency can be done.
Made with AutoCAD 2013.

