



Bridgman Grove, Filton  
£285,000

Chase   
Buchanan



# 32 Bridgman Grove

## Filton, BS34 7HR

Now available for sale, this splendid 2-storey residence at Bridgman Grove, Bristol, boasts an ample 592.02 square feet of living space. The ground floor incorporates a versatile sitting room, a modern bathroom complete with shower over bath, and a fully-fitted kitchen equipped with a dishwasher, fridge, stove, and washing machine. The first floor hosts three spacious rooms, master with fitted wardrobe, offering flexible options for bedrooms, offices or leisure spaces.

Outside of the property you will find off street-parking, brick paved driveway to the front. At the rear of the property there is an enclosed rear garden, mainly laid to lawn and area of patio. Access to the detached garage.

The property has the additional benefits of gas central heating and double glazed windows.

This home is located in a highly desirable neighbourhood being a stone's throw away from notable places such as Gloucester Road and Cribbs Causeway means convenient access to local shops, restaurants, and entertainment. Plus, for those working in health services, Southmead Hospital is nearby. Both Airbus and MOD, the major employers in the area, are within a short commute. For green space lovers, Elm Park and Filton community garden are also within proximity, perfect for leisurely walks, picnics, or weekend relaxation. An ideal choice for professionals, families or investors, this property offers a unique combination of convenience, flexibility and potential.

- **THREE BEDROOMS**
- **KITCHEN /DINER WITH SOME INTEGRATED APPLIANCES**
- **GAS CENTRAL HEATING**
- **TERRACED HOUSE**
- **GARAGE**
- **BEING SOLD WITH NO ONWARD CHAIN**
- **BATHROOM WITH SHOWER OVER BATH**
- **OFF STREET PARKING**



## **The Property**

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## **The Situation**

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## **Entrance Hallway**

Double Glazed door into hallway, stairs to first floor, door leading to:

## **Sitting Room**

Double Glazed bay window to the front aspect, under stairs storage cupboard

## **Kitchen/diner**

Double Glazed window to the rear aspect, Double Glazed door leading to the rear garden. A range of wall and based units including built-in microwave, integrated fridge, dishwasher and washing machine, one and half stainless steel sink with mixer tap.

## **Bathroom**

Double Glazed obscured glazed window to rear aspect. White suite with shower over bath, low level WC, sink in vanity unit.

## **Landing**

Access to loft space, doors leading to:

## **Bedroom 1**

Double Glazed Bay window to front aspect, built in wardrobes

## **Bedroom 2**

Double Glazed window to rear aspect

## **Bedroom 3**

Double Glazed window to rear aspect

## **Rear Garden**

Enclosed rear garden, mainly laid lawn area of patio, access to garage

## **Front**

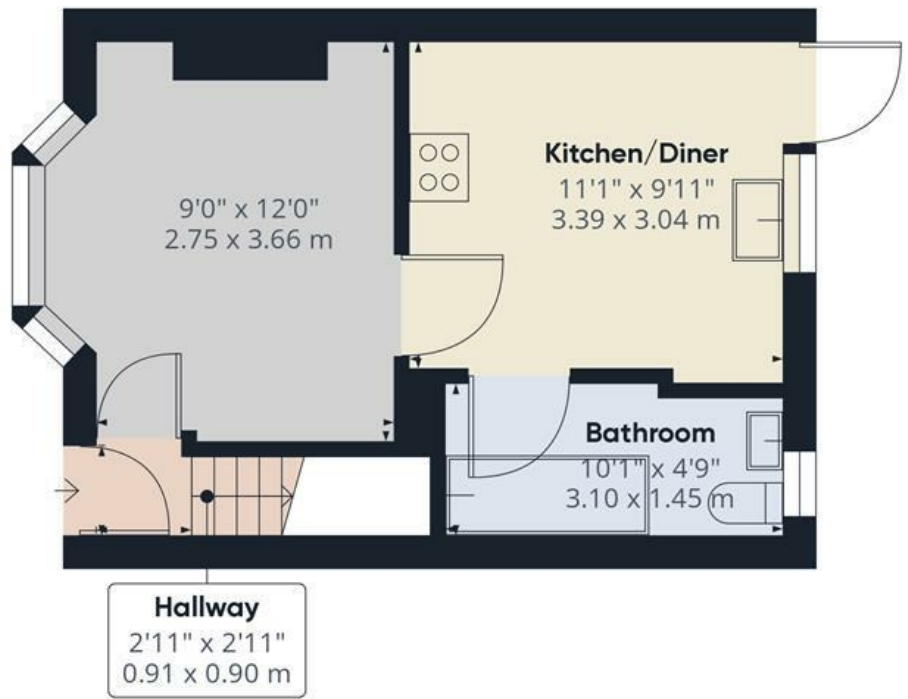
Brick paved hard standing

## **Garage**

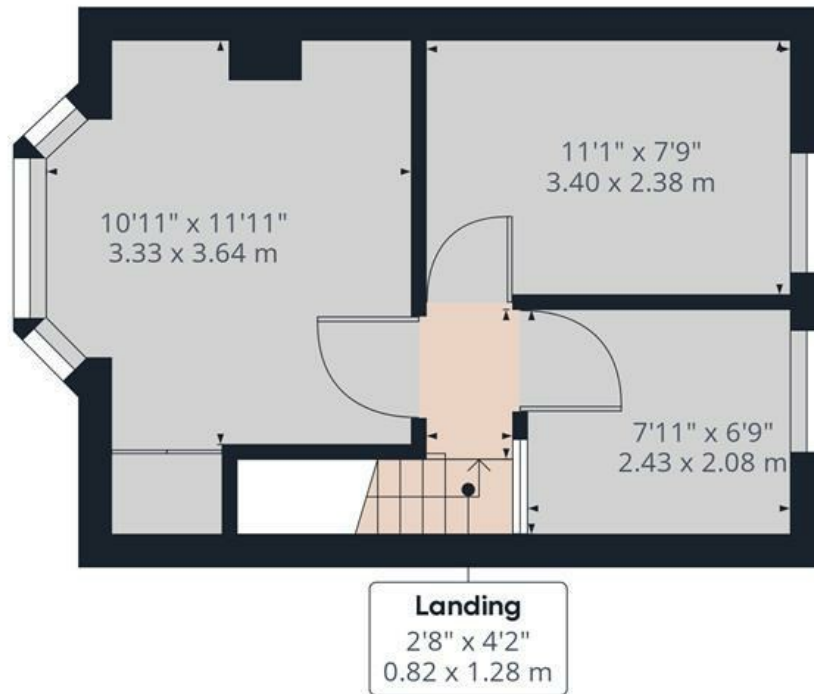
Garage with electric roller door







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
598.2 ft<sup>2</sup>  
55.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: South Gloucestershire

Tenure: Freehold

Lease: N/A

Ground Rent: N/A

Service Charge: N/A

For more information or to book a viewing, please contact:

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