



- 3 Bedroom
- Modern Fitted Kitchen
- Enclosed Garden
- En-suite to Main Bedroom
- Spacious Lounge
- Bathroom & Cloakroom
- Garage And Parking
- No Onward Chain

Offered to the market with NO ONWARD CHAIN! Situated on a popular riverside development and backing onto the river Avon is this deceptive three bedroom end of terraced property.

You are greeted into the property via the entrance hall before leading into the spacious living area (19'11") profiting from sliding doors to the rear leading to the patio section of the garden. The modern fitted kitchen and useful cloakroom complete the downstairs. Upstairs are three bedroom, the largest of which with built in storage/wardrobes and an en-suite. The three piece family bathroom provides further wash space. Outside is an enclosed garden, single garage and parking space. Please note, the garage is leasehold at an annual charge of £1.

The area has become increasingly popular due to the proximity of the river with many using sections of the river for wild swimming and canoeing. The ever-popular Bees that overlooks the River Avon is a 1.4mile walk away, the venue offers a host of themed dining nights and live music on Friday nights during the summer months. Other local amenities are close at hand with a Co op supermarket as is a pharmacy, a doctors surgery and the popular Riverside Café. There are regular bus services taking you in and out of the city as well as a cycle path which takes you to Temple Meads and partly runs alongside the river. This property would make the ideal first time purchase and an early appointment to view is thoroughly recommended.

Hallway

Upvc double glazed front door with stained glass inset. Stairs rising to first floor. Alarm control panel. Tiled flooring. Radiator.

Cloakroom

Upvc double glazed window to side aspect. Low level w/c, wash hand basin with tiled splash backs. Tiled flooring. Radiator.

Lounge 19'11" x 12'11" (6.07 x 3.94)

Upvc double glazed window to side aspect, double glazed patio doors opening to garden. Door to understairs storage cupboard. Coved ceiling. Tv and telephone points. Radiators.

Kitchen Diner 12'9" x 9'9" (3.89 x 2.97)

Upvc double glazed windows to front and side aspects. Fitted with a modern range of wall and base units incorporating laminated work tops, built in oven with inset hob and extractor over. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Plumbing for washing machine and dish washer. Space for fridge freezer. Tiled flooring. Wall mounted boiler. Radiator.

Landing

Access hatch to loft space. Door to airing cupboard.

Bedroom One 12'11" x 9'6" (3.94 x 2.90)

Upvc double glaze windows to dual aspects. Two built in wardrobes with a further storage cupboard. Wood effect flooring. Radiator. Door to:-

En-Suite

Upvc double glazed window. Fitted with a white suite comprising low level w/c, pedestal wash hand basin and shower cubical. Tiled splash areas and extractor fan. Radiator.

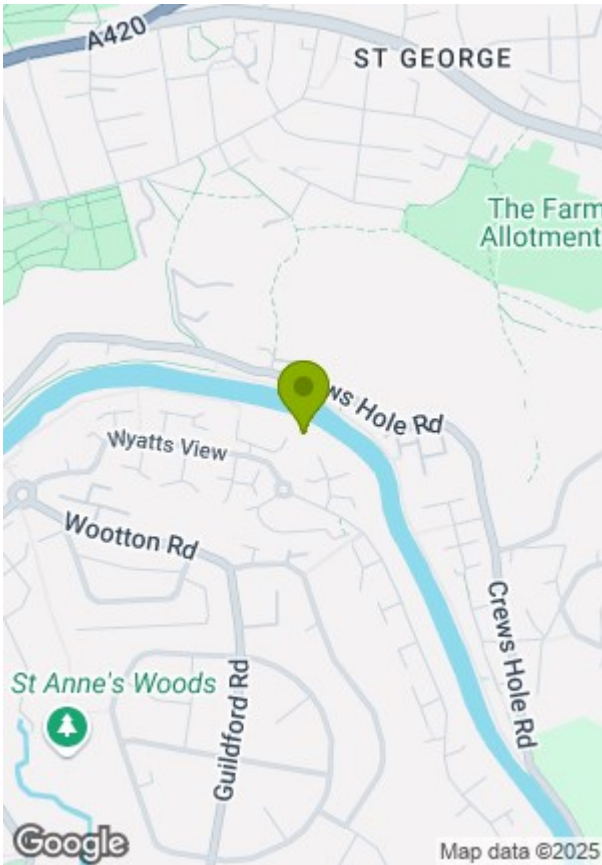
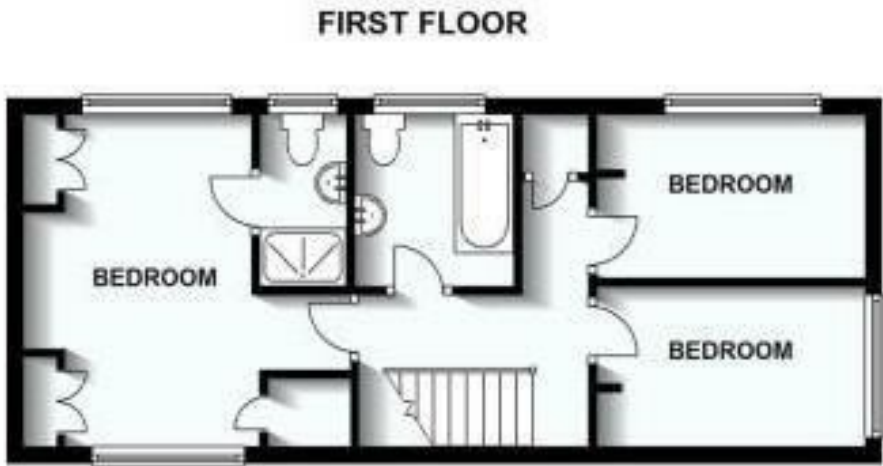
Bedroom Two 10'6" x 6'5" (3.20 x 1.96)

Upvc double glazed window to rear aspect. Recess for wardrobe. Radiator.

Bedroom Three 10'6" x 6'4" (3.20 x 1.93)

Upvc double glazed window to side aspect. Recess for wardrobe. Radiator.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 67, Potential 76

Environmental Impact (CO₂) Rating: Current 63, Potential 73

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