



1 St. Laud Close, Stoke Bishop, Bristol, BS9 1DJ

GUIDE PRICE £449,950

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PROPERTY OVERVIEW

A spacious (1,194 Sq. Ft. Approx.) four-bedroom end of terrace house with fantastic corner plot gardens that offer tremendous scope for extension (subject to consents), situated off the highly converted Druid Stoke Avenue on a quiet cul de sac. (0.1 mile Approx.) access to Stoke Bishop Primary School. The property would benefit from modernisation and is being sold with no onward chain!

Accommodations is arranged as entrance hall, living room, dining room and fitted kitchen, understairs storage and built in cupboard. The living room is to the front with large window, fireplace with back boiler, wooden surround, coving and ceiling roses. Door to dining room with window that overlooks the garden.

To the first floor, landing with access to the four bedrooms, loft access, separate WC and bathroom.

To the front, there is off street parking for several cars as well as a front garden with an area to lawn, matures shrubs and trees as well as low level wall surround and gated access to the rear.

To the rear, there is a wide garden which benefits from being a corner plot. The garden surrounds the house and enjoys a sunny aspect. The garden is laid mainly to lawn with hedge surround and a patio laid to concrete as well as convenient side access.

Location

Located in the ever popular and sought after Stoke Bishop area of Bristol, with the convenience of local shops on Shirehampton Road/Stoke Lane and only a short walk from the highly regarded Hideaway Restaurant. Within a short walk of Stoke Bishop C of E Primary School as well as great access to the Blaise Castle Estate and the superb play area within Stoke Lodge. Well connected to local bus routes to central Bristol and access to the M5.

KEY DETAILS

- A Spacious (1,194 Sq. Ft. approx) End OF Terrace Property
- 4 Bedrooms
- Corner Plot Gardens
- Scope To Extend (Subject To Consents)
- Off-Street Parking
- No Onward Chain

Guide Price: £449,950

Tenure: Freehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

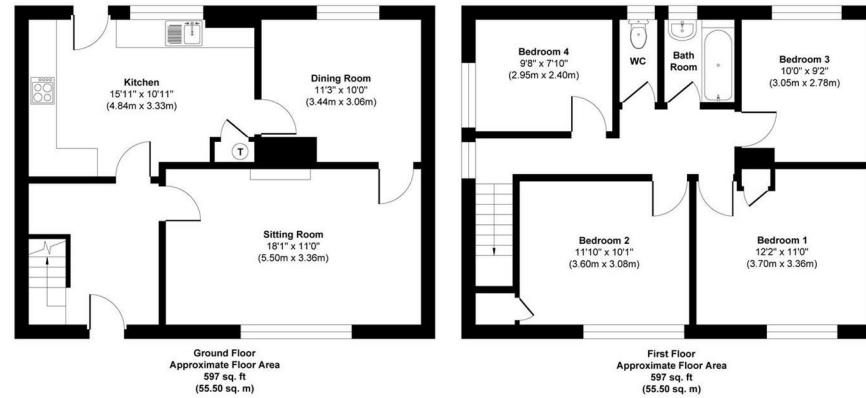
Viewing: By appointment only



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Approx. Gross Internal Floor Area 1194 sq. ft / 111.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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