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CARDIFF VALE CAERPHILLY BRISTOL



Wraxall Grove

BEDMINSTER DOWN



This really is an exciting opportunity to put your own stamp on this home given its impressive layout and garden size. Formally a 3 bedroom this property spans 925 SQFT which rivals most 3 bedroom houses in the area, whilst still having the ability to extend.

Comments by Mr Elliott Hooper-Nash



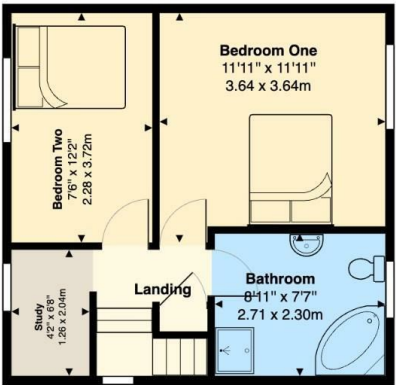
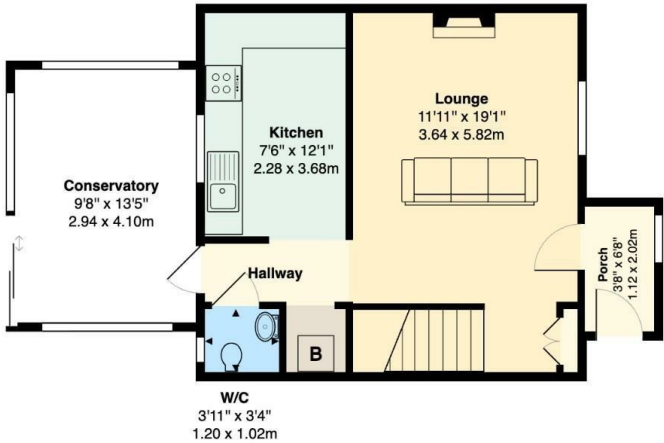
Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



I have enjoyed this property for the last 20 years, but have now decided its simply just to big. I hope the next family enjoy the property as much as I have.

Comments by the Homeowner



Wraxall Grove, Bedminster Down, Bristol, BS13 7EG

Total Area: 925 ft² ... 85.9 m²

All measurements are approximate and for display purposes only





Entrance Porch 3'8" x 6'7" (1.12m x 2.01m)

Living Room 19'1" x 11'11" (5.82m x 3.64m)

Kitchen / Diner 12'0" x 7'5" (3.68m x 2.28m)

Downstairs WC 3'11" x 3'2" (1.2m x 0.98m)

Conservatory 13'5" x 9'7" (4.10m x 2.94m)

To the first floor

Landing

Bedroom One 11'11" x 11'11" (3.64m x 3.64m)

Bedroom Two 7'5" x 12'2" (2.28m x 3.72m)

Bathroom 8'10" x 7'6" (2.71m x 2.30m)

Study 4'1" x 6'8" (1.26m x 2.04m)

Garden
Large garden to the rear that offers further potential for this home as the plot is 0.07 of an acre

Parking
Driveway Parking to the front

Tenure
We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor

School Catchment
My Nearest Secondary School:
Cheddar Grove Primary School

My Nearest Secondary School:
Bedminster Down Secondary School

Additional information
This property was formally a 3 bedroom home but the bathroom was moved to bedroom three and a study created where the bathroom once was, which makes this a very large two bedroom property.

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



Wraxall Grove

Bedminster Down, Bristol, BS13 7EG

Offers Over

£325,000

2 Bedroom(s)

2 Bathroom(s)

925.00 sq ft

Contact our

Property Outlet Branch

0117 935 4565

Nestled in the charming area of Wraxall Grove, Bedminster Down, Bristol, this semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 925 square feet, the property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining.

The house features two generous bedrooms, providing ample space for rest and privacy. Additionally, there is a family bathroom and downstairs WC. Originally designed as a three-bedroom home, the layout has been thoughtfully reconfigured to create a larger bathroom space and home study, making it ideal for modern family life.

Set on a 0.07-acre plot, the property offers potential for extension, allowing you to tailor the home to your specific needs. The driveway parking adds to the convenience, making it easy for you and your guests to come and go.

With its desirable location and flexible living space, this home is perfect for those looking to settle in a friendly community while enjoying the benefits of a well-connected area. In summary, this semi-detached house in Wraxall Grove is a fantastic family home with great potential. Whether you are looking to invest or create your dream living space, this property is not to be missed.



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