

for sale

£280,000



Orchard Avenue Bristol BS13 0FJ

This property is being sold via the 'First Homes' government scheme with a discount of 30%.





# Orchard Avenue Bristol BS13 0FJ

## Ground Floor

### Kitchen / Dining

14' 10" x 9' 10" ( 4.52m x 3.00m )

modern fitted kitchen appliances which are integrated. there is laminate flooring throughout. french doors leading to garden and downstairs WC

### Lounge

11' 8" x 13' 3" ( 3.56m x 4.04m )

Double glazed window to front elevation, carpeted throughout.

### Wc

5' 11" x 4' 11" ( 1.80m x 1.50m )

## First Floor

## Bedroom 2

14' 10" x 11' 10" ( 4.52m x 3.61m )

carpeted with window to front exterior.

## Bedroom 3

8' 1" x 11' 2" ( 2.46m x 3.40m )

## Bathroom

8' 1" x 7' 1" ( 2.46m x 2.16m )

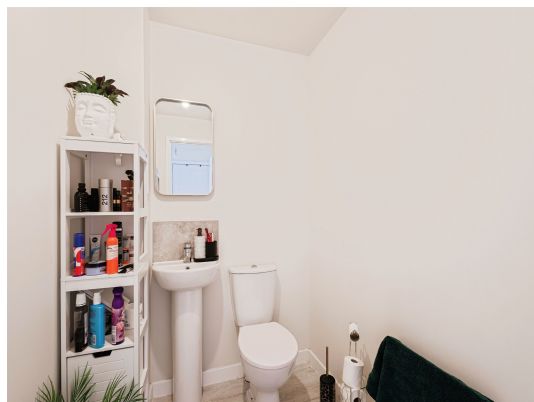
modern fitted family bathroom suite.

## Second Floor

## Bedroom One

14' 10" x 19' 6" ( 4.52m x 5.94m )

spacious master bedroom with storage space and en suite also.



**Ensuite**

modern fitted bathroom suite.

**Driveway**

allocated parking to front of property

**Rear Garden**

pleasant rear garden partially landscaped





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: BMR311816 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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