





Property Description

A spacious Victorian end of terrace house situated within close proximity of local amenities to include schools, doctors, dentist as well as Cossham Hospital situated nearby. There are also an array of eateries, shops and supermarkets as well frequent bus links into the centre of Bristol. An early viewing is essential to fully appreciate the accommodation on offer. NO CHAIN.

Accommodation

UPVC double glazed front door leading into the entrance hallway.

Entrance Hallway

Central heating radiator. Box housing the circuit break and electric meter. Box housing the gas meter. Further glazed door leading into:-

Lounge/Diner

30' 6" Max x 14' 4" Max (9.30m Max x 4.37m Max)

Coved ceilings. UPVC double glazed bay window to the front aspect. Two UPVC double glazed windows to the side aspect. Three central heating radiators. Stairs rising to the first floor. Feature electric fireplace. TV point. Door through to the kitchen.

Kitchen

17' x 7' 10" (5.18m x 2.39m)

Double aspect double glazed windows. UPVC

double glazed door leading out into the rear garden. Central heating radiator. Space for a fridge/freezer. Extensive range of base units with drawers with matching wall units with rolled edge worktops with tiled splash backs. Space and plumbing for both a washing machine and tumble dryer. Space for a cooker with an extractor fan. sink unit and drainer with a mixer tap. Extractor fan. Door through to into inner storage which is housing a freezer. door through to the bathroom.

Bathroom

Extractor fan. UPVC double glazed obscure glass window. Central heating radiator. WC. Panelled bath with a mixer tap. electric shower over and shower screen. Pedestal wash hand basin with a mixer tap. Fully tiled around.

First Floor Landing

central heating radiator. UPVC double glazed window. Doors off into

Bedroom One

14' 10" into the bay x 12' 3" to the front of the wardrobe (4.52m into the bay x 3.73m to the front of the wardrobe)

UPVC double glazed window to the front aspect. Central heating radiator. Two fitted double wardrobes with hanging rails. Cupboard space above. Dressing table area with drawers with a circular wall mirror.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)

hatch giving access to the loft storage space.
Central heating radiator. UPVC double glazed window over looking the rear of the property.

Bedroom Three

11' max x 7' 11" (3.35m max x 2.41m)

UPVC double glazed window over looking the garden. Central heating radiator.

Outside

To the front

Front garden with astro turf. Low level wall,
Gated path to the front door. Side path leading around to the rear.

To the side

Paved garden.

To the rear

Partly paved. Predominately laid with lawn.
Green house. Flower beds. Vegetable plot.
Enclosed with fencing and has mature trees and shrubs.









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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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