

for sale

offers in excess of **£410,000** Freehold



Iona The Close Henbury Bristol BS10 7TF

Viewings strongly recommended for this charming detached property. Wrapped by lawned gardens, this property offers versatile accommodation to suit a variety of living styles



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Property Details

Entrance Hall

Door to the front of the property leading from the paved drive.
Wall mounted radiator and carpeted flooring.

Lounge 15' 11" x 13' 2" (4.85m x 4.01m)

Double glazed windows to front and side of property, open fireplace, wall mounted radiator, telephone point, television point and laminate flooring.

Dining Room 11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed windows to front and side of property, wall mounted radiator with carpeted flooring.

Kitchen 13' 6" x 9' 6" (4.11m x 2.90m)

Fully tiled fitted kitchen with dishwasher, sink/drainage with 1 bowl sink, gas oven and cooker, central heating boiler.

Utility Room 7' 4" x 5' 3" (2.24m x 1.60m)

Plumbing for dishwasher, double glazed window to side with space for fridge/freezer.

Bedroom 1 15' 7" x 12' 1" (4.75m x 3.68m)

Double glazed windows to front and side, wall mounted radiator, telephone point, television point with carpeted flooring.

Bedroom 2 14' 5" x 9' 7" (4.39m x 2.92m)

Double glazed patio door to side, built in wardrobes, wall mounted radiator and carpeted flooring.

Bedroom 3 10' 11" x 9' (3.33m x 2.74m)

Double Glazed window to side, wall mounted radiator and carpeted flooring.

Bathroom

double glazed misted window to rear, wall mounted radiator, bath mixer taps and shower, WC, WHB and fully tiled.

Garden

East facing, laid to lawn surrounding gardens,

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To view this property please contact Connells on

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BRISTOL BS9 3DH

Tenure: Freehold

EPC Rating: Awaited

Property Ref: WOT306120 - 0004

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