



Highfields Close, Stoke Gifford Bristol BS34 8YA



welcome to
Highfields Close, Stoke Gifford
Bristol

- DETACHED HOUSE
- NO ONWARD CHAIN
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM, DINING ROOM AND SEPARATE KITCHEN
- CLOAKROOM AND FAMILY BATHROOM INCLUDED

Tenure: Freehold EPC Rating: D

offers in excess of
£560,000

A spacious detached family home, offered with no onward chain, four bedrooms, set over a spacious plot, double garage, private rear garden, excellent access to Parkway Train Station, MoD, Rolls Royce. Call now for further details.



- Entrance Porch**
- Entrance Hall**
- Cloakroom**
- Lounge**
20' 6" max x 11' 5" (6.25m max x 3.48m)
- Dining Room**
12' 6" x 8' 3" (3.81m x 2.51m)
- Kitchen**
12' 8" x 8' 3" (3.86m x 2.51m)
- Utility Room**
7' 1" x 5' 9" (2.16m x 1.75m)
- Landing**
- Bedroom One**
14' 11" max x 12' (4.55m max x 3.66m)
- Bedroom Two**
12' 1" x 11' 6" (3.68m x 3.51m)
- Bedroom Three**
8' 6" x 8' 4" (2.59m x 2.54m)
- Bedroom Four**
8' 6" x 8' 6" (2.59m x 2.59m)
- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Double Garage**

view this property online allenandharris.co.uk/Property/STG109075



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
STG109075 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk