



**Champs Sur Marne, Bradley Stoke, Bristol BS32 9BY**



**welcome to**

**Champs Sur Marne, Bradley Stoke, Bristol**

This super three bedroom home is in a desirable Bradley Stoke location and is offered with NO CHAIN. The property is light and bright with two receptions, primary bedroom with spacious ensuite, additional WC, two receptions and rear garden. There is also an allocated parking space for convenience.



## Champs Sur Marne

### Entrance

A pretty frontage from the path and lawned space leads to the white painted door and onward into the main reception room.

### Living Room

12' max x 12' 7" max ( 3.66m max x 3.84m max )

The well proportioned space is complete with window to the front aspect, decorative fireplace and wooden laminate flooring.

### Reception 2 / Dining Room

8' max x 10' 3" max ( 2.44m max x 3.12m max )

The second reception is finished to the same high standard and a continuation of wooden laminate flooring. The space here is filled with light and double doors lead outward to the garden. The kitchen is conveniently placed adjacent with access granted via wide/high arch.

### Kitchen

12' 10" max x 7' 1" max ( 3.91m max x 2.16m max )

Very well proportioned kitchen including wall and base units, integrated oven and gas hob, integrated extractor plus space for a washing machine, dishwasher and fridge freezer. A window here looks out over the garden.

### Cloakroom W.C

4' 10" max x 3' 1" max ( 1.47m max x 0.94m max )

Convenient WC / Cloakroom on the ground floor.

### Stairs Leading Upwards

#### Landing

9' max x 7' 3" max ( 2.74m max x 2.21m max )

Good sized landing leads to all areas and offers loft access.

### Bedroom 1

11' 9" max x 10' 4" max ( 3.58m max x 3.15m max )

The main bedroom faces the rear aspect with views over the garden. Finished with carpet and pendant light benefiting from a spacious ensuite.

### Ensuite

9' max x 4' 10" max ( 2.74m max x 1.47m max )

Very well proportioned ensuite with oversized walk-in shower, WC and basin. Finished to a high standard. Window to the garden aspect.

### Bedroom 2

11' 1" max x 8' max ( 3.38m max x 2.44m max )

Finished to the same standard with windows to the front aspect.

### Bedroom 3

7' 2" max x 6' 10" max ( 2.18m max x 2.08m max )

The third bedroom offers flexibility and useful additional space.

### Bathroom

8' max x 6' 4" max ( 2.44m max x 1.93m max )

Complete with bath and shower attachment, WC and basin. Well proportioned and finished to a good standard.

## External

### Garden

Well proportioned private garden to the rear. Access via double doors from Reception 2.

### Parking

One allocated space available.



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## Champs Sur Marne, Bradley Stoke, Bristol

- Three Bedroom Mid Terrace House
- Two Bathrooms (Primary Bedroom with Spacious Ensuite)
- Two Receptions
- Additional Cloakroom WC on Ground Floor
- Good Sized Rear Garden with Direct Access from Living Space

Tenure: Freehold EPC Rating: C

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STG109289 - 0002

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