



**Woodlands Park, Almondsbury Bristol BS32 4AY**



**welcome to**

## **Woodlands Park, Almondsbury Bristol**

Perfect for over 55's this detached park home is offered with no chain, in a sought after location of Woodlands Park. Offering easy access to local amenities, excellent transport links, double glazing gas central heating as well as a garden.

### **Entrance Hall**

Double glazed door to front, opens into hallway, access to all rooms.

### **Lounge/Kitchen**

18' 7" max x 9' 9" max ( 5.66m max x 2.97m max )

Three double glazed windows, and a further double glazed bay window, laminate flooring, radiator. The kitchen area includes a range of wall and base units, with inset stainless steel sink/drainers with mixer tap over, built in oven and hob, with extractor hood over, space and plumbing for both a dishwasher and washing machine, and a further radiator. All the electrical appliances are brand new and included within the sale price.

### **Bathroom**

5' 11" x 4' 2" ( 1.80m x 1.27m )

Double glazed window, shower with PVC waterproof shower panels, low level WC, hand wash pedestal sink.

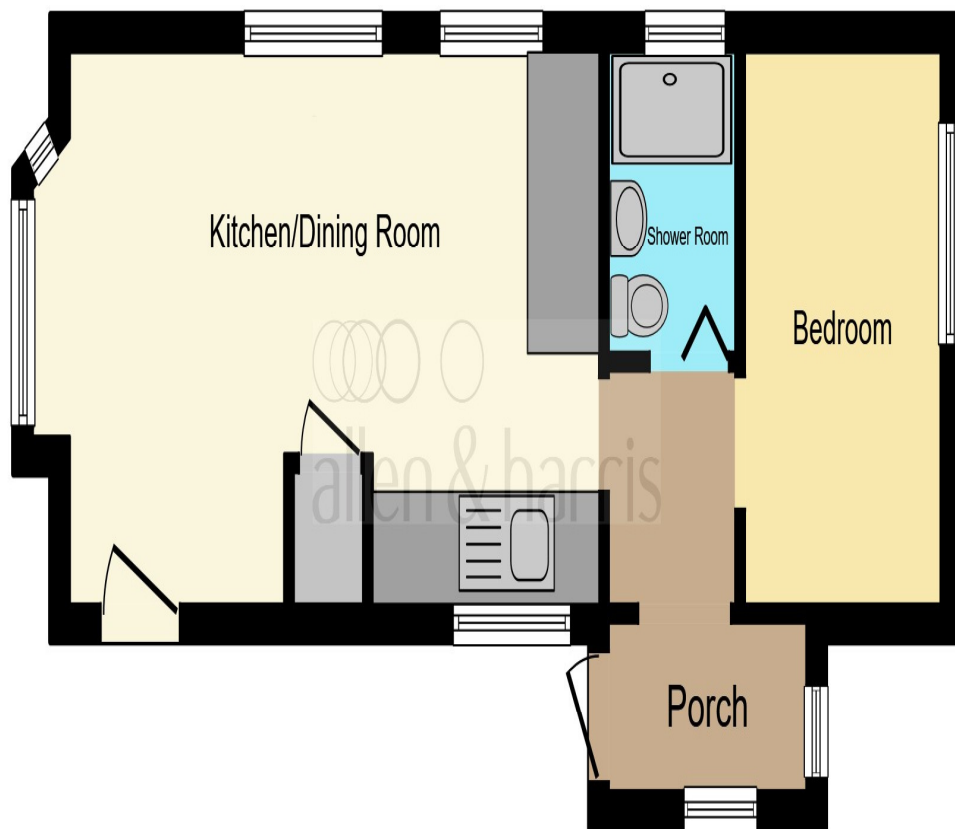
### **Bedroom**

9' 9" max x 6' 6" max ( 2.97m max x 1.98m max )

Double glazed window to rear, radiator, laminate flooring.

### **Outside Garden**

Wrap around garden, with grass laid to lawn, paved patio area to front. pathway and steps leading up to the property.



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)



**welcome to**  
**Woodlands Park,**  
**Almondsbury Bristol**

- DETACHED PARK HOME
- NO ONWARD CHAIN
- CASH BUYERS ONLY
- OVER 55'S ONLY
- ONE BEDROOM

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£117,000**



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Property Ref:  
STG109715 - 0004

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