



**Buckingham Drive, Stoke Gifford Bristol BS34 8NS**



*welcome to*

## **Buckingham Drive, Stoke Gifford Bristol**

This charming home occupies a wonderful position in the desirable 'Royals' part of Stoke Gifford. The property boasts a well proportioned enclosed rear garden plus sizable front lawn space AND garage to the rear. It further offers tremendous opportunity to tailor and create something very special.

### **Buckingham Drive Entrance**

Entrance is granted over a path past the pleasant front lawn with herbaceous borders. The property offers elevated 'curb appeal' given the prominent street position.

### **Porch**

6' 1" max x 3' 5" max ( 1.85m max x 1.04m max )

A substantial enclosed porch beyond the modern glazed door helps accentuate the feeling of size and space throughout. This area is perfect for shoes, hats and coats whilst also acting as an efficient thermal barrier.

### **Living Room**

12' 2" max x 13' 11" max ( 3.71m max x 4.24m max )

Entrance into the living room is granted through an attractive multi-panel glazed wooden door. The room benefits from pleasant views and light given the sizable double glazed window to the front aspect. The space is complete with modern laminate flooring and dado rails. There is also substantial open understairs space which can be utilised and/or converted to 'closed storage' as you see fit.

### **Kitchen**

9' 7" max x 13' 11" max ( 2.92m max x 4.24m max )

The well proportioned kitchen with direct garden access is presented to a clean standard. Here we have wall and base units, ceiling spotlights, integrated oven, stainless steel extractor and undercounter washing machine. The rear facing window offers a pleasant outlook as does the glazed door leading directly into the garden.

### **Stairs Leading Upwards Bedroom One**

11' 11" max x 10' 8" max ( 3.63m max x 3.25m max )

Well proportioned primary bedroom with 'box-bay' windows to the front aspect. Complete with carpet and chandelier plus plenty of space for additional furniture. The room further includes two sizable built-in cupboards. One containing the Worcester Bosch Greenstar 12i and the other with water tank. (They both provide substantial further storage).

### **Bedroom Two**

9' 5" max x 7' 3" max ( 2.87m max x 2.21m max )

The second bedroom is well presented and offer good proportions for a room of it's type. Splendid outlook over the garden and garage beyond.

### **Bathroom**

6' 3" max x 6' 3" max ( 1.91m max x 1.91m max )

The attractive and well proportioned three piece bathroom with corner bath is presented well. There is a shower over bath, garden facing window, wooden laminate flooring, extractor and tiling to walls.

### **External Garden**

14' 5" max x 26' 3" max ( 4.39m max x 8.00m max )

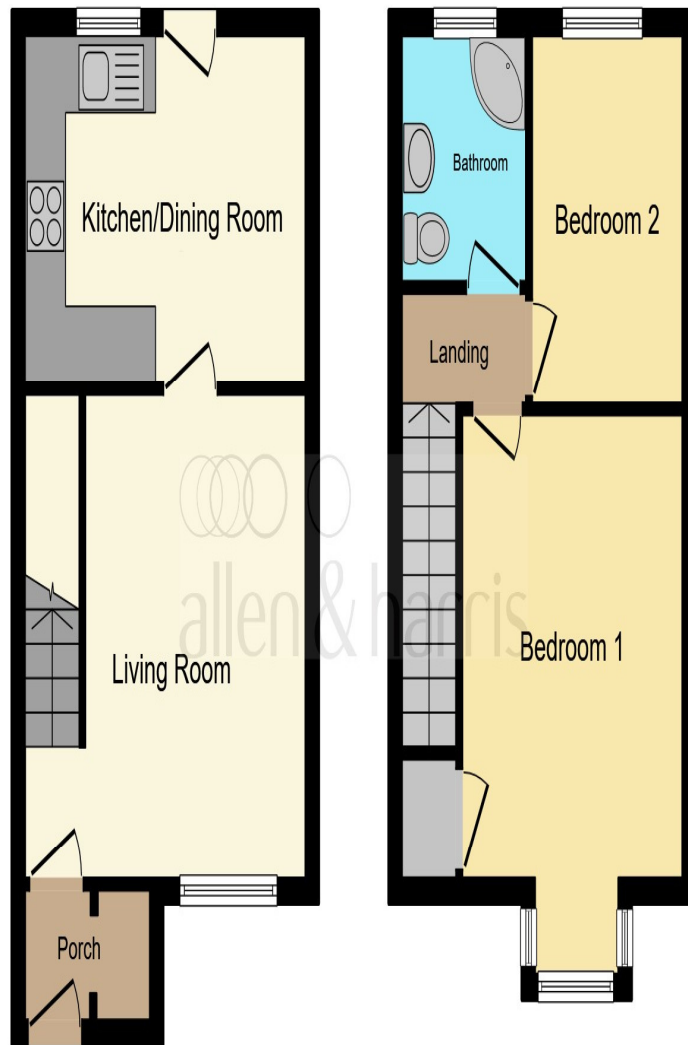
The pretty and private feeling garden is accessed direct from the kitchen-diner. As an added bonus the garden leads directly into the garage. The garden space is complete with lawn and paved space to the house.

### **Garage**

The well proportioned garage is accessed to the rearside and includes parking in front. There are up-and-over doors and a further double glazed window and door leading into and from the garden. The space offers opportunity to potentially re-purpose subject to planning etc. Potentially a home office?

### **Agents Notes**

This home is being offered with NO CHAIN.



**Ground Floor**

**First Floor**

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**welcome to**  
**Buckingham Drive,**  
**Stoke Gifford Bristol**

- Superb Two Bedroom Home - Residential and Investment Opportunity - NO CHAIN
- Desirable 'Royals' Location within Stoke Gifford
- Private Enclosed Rear Garden plus Lawned Space to Front
- Garage to Rear with Pedestrian Access from Garden - Opportunity
- Opportunity to Modernise / Update to Taste

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£270,000**



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STG109728 - 0003

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**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



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



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