

Avonsmere Residential Park, Stoke Gifford Bristol BS34 8QP

welcome to

Avonsmere Residential Park, Stoke Gifford Bristol

*** NO CHAIN *** GARAGE *** This immaculate 'double front' park home occupies a prime position on this desirable Stoke Gifford site. The property is presented to the highest standard. The home is surrounded by it's own garden space and has driveway space for two vehicles and garage!

Avonsmere Residential Park Entrance

The property is a pleasure from the outset with well maintained grounds and attractive frontage. There is the benefit of two main entrance points: One leads through from the kitchen with a secondary side access to the adjacent elevation.

Lounge

19' 6" x 10' 7" + Door Recess (5.94m x 3.23m + Door Recess)

Full width lounge with double glazing to front bow window and door to side, wood effect laminate floor and radiator.

Kitchen Diner

20' 4" x 9' 5" Max (6.20m x 2.87m Max)

A modern fitted kitchen with a range of wall and floor units and work surfaces over, tiled splashbacks, gas cooker, cupboard housing combination boiler, wood effect laminate floor.

Bedroom

11' 9" to rear of wardrobes x 9' 6" (3.58m to rear of wardrobes x 2.90m)

Double glazing to rear aspect, radiator.

Bathroom

Double glazing to side aspect, Double shower cubicle with electric shower, vanity wash hand basin and W.C, tiled walls and vinyl floor, radiator.

Garage

 $19' \ 11'' \ Max \ x \ 8' \ 1'' \ (6.07m \ Max \ x \ 2.46m)$ Electric roller door to front, power points and light, Door to rear.

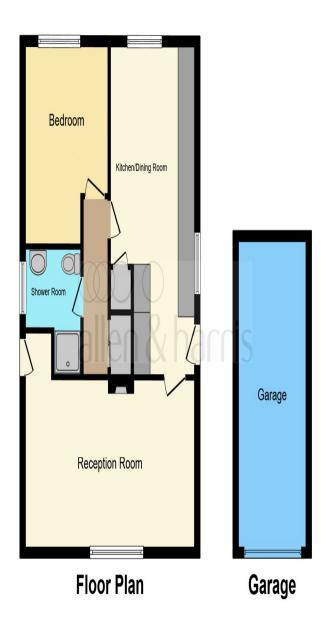
Garden

Enclosed by low fence and mainly laid to gravel.

gated access to both sides.

Agents Note

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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





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- NO CHAIN
- GENEROUS KITCHEN DINER & SEPARATE LOUNGE
- GARAGE & DRIVEWAY
- "WRAP AROUND" GARDEN
- GAS CENTRAL HEATING

Tenure: EPC Rating: Exempt

Council Tax Band: D

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.

£175,000



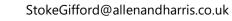
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Property Ref: STG109949 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.







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