



**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](http://www.gov.uk))



**Floor Plan**



**Garage**

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**  
**Avonsmere Residential Park,**  
**Stoke Gifford Bristol**

- 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

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**0117 979 8082**



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



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



[allenandharris.co.uk](http://allenandharris.co.uk)