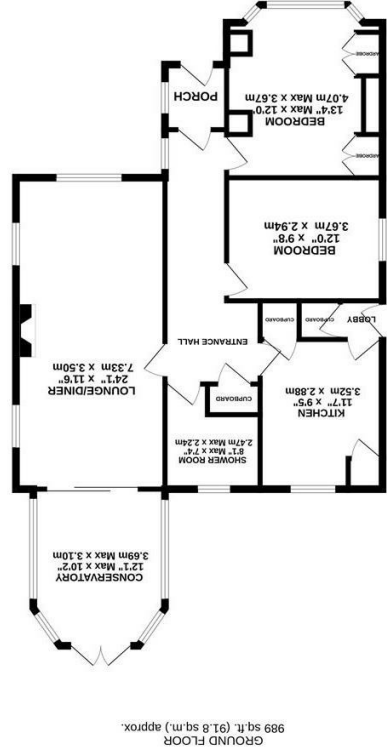


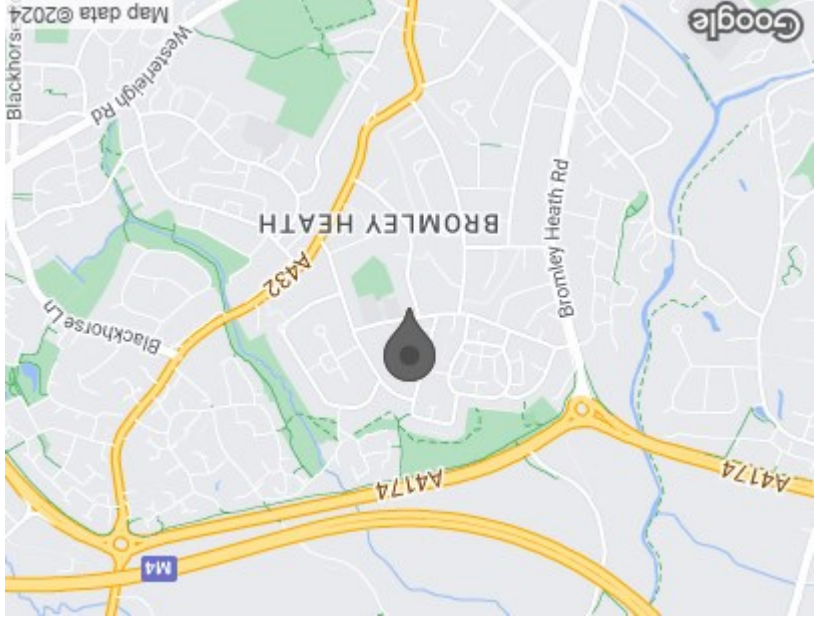
FLOOR PLAN



TOTAL FLOOR AREA: 989 sq.ft. (91.8 sq.m.) approx.
 Measurements are taken to the internal face of the walls and are approximate. Measurements of doors, windows, stairs and other areas are approximate and responsibility is taken by the client. The floor area is measured to the internal face of the walls and is not to be used for planning purposes. The architect, quantity surveyor and other professionals have not checked the measurements and are not responsible for any errors or omissions. This plan is for information only and should not be used for any other purpose. It is made with Metric 0024.



AREA MAP



Energy Efficiency Rating		England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	(81-91) B	(69-80) C
	(55-68) D	(39-54) E	(21-38) F
	(1-20) G	Not energy efficient - higher running costs	
Potential	Current		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



SANDRINGHAM AVENUE
DOWNEND, BRISTOL, BS16 6NL

£450,000





Ground Floor

Porch

Hall

Lounge Dining Room

24'1 x 11'6

Conservatory

12'1 max x 10'2

Kitchen

11'7 x 9'5

Bedroom One

13'4 max x 10'0

Bedroom Two

12'0 x 9'8

Shower Room

8'1 max x 7'4

External

Front Garden

Rear Garden

Garage

Store/Workshop

Positioned in the popular Bromley Heath and being sold with NO ONWARD CHAIN, this delightful two-bedroom detached bungalow presents an opportunity for comfortable and convenient single-storey living. Ideal for downsizers or those seeking a manageable property, the accommodation offers a well-considered layout, bathed in natural light.

Upon entering, you'll be greeted by a welcoming hallway leading to a light and airy lounge/dining room where patio doors lead to a spacious conservatory overlooking the garden. The kitchen provides a practical workspace for culinary creations, potentially with space for a breakfast table for casual mornings. There are a range of wall and base units with an integrated extractor fan plus space for a fridge, freezer, washing machine and cooker. Additionally there is pantry style cupboard and another storage cupboard accessed from the side lobby.

Two well-sized bedrooms offer peaceful havens, ideal for rest and relaxation; the larger of which boasts fitted wardrobes and a bay window to the front elevation. The property is further complemented by a shower room, ensuring a comfortable and practical layout for everyday life.

Step outside to discover a fabulous private garden, there is a patio area perfect for al fresco dining and a level, manageable lawn surrounded by mature borders and raised beds, ideal for keen gardeners. A driveway and garage provide off-street parking for several vehicles, adding further convenience.

The property positioned close to a variety of amenities including local shops, well-regarded schools, and green spaces. With excellent transport links nearby, you'll enjoy easy access to Bristol city centre and surrounding areas.

