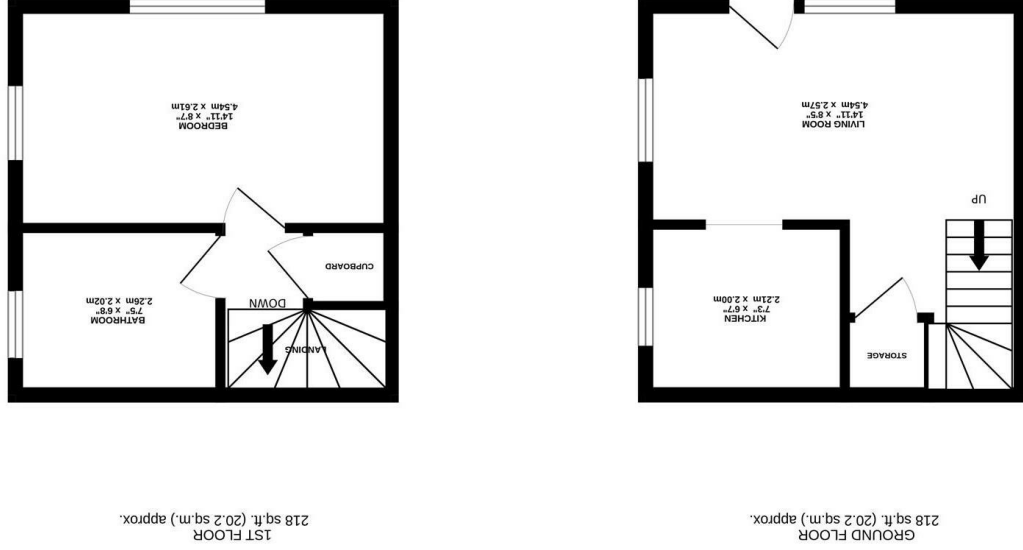


## FLOOR PLAN



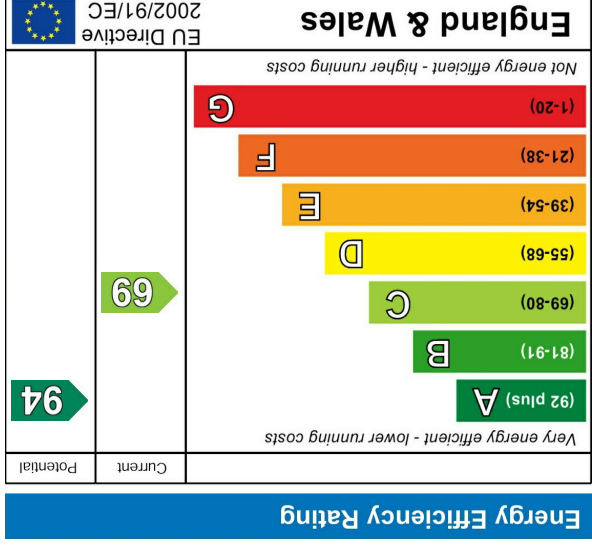
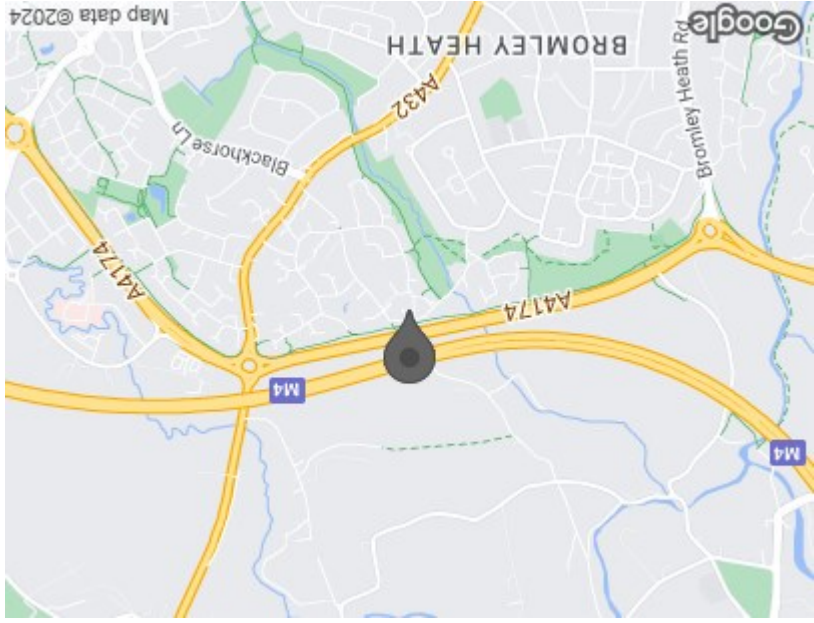
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.



## AREA MAP



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.





**AINTREE DRIVE**  
**DOWNEND, BRISTOL, BS16 6SY**  
**ASKING PRICE £230,000**







**Ground Floor**

**Lounge**  
14'10" x 8'5"

**Kitchen**  
7'3" x 6'6"

**First Floor**

**Landing**

**Bedroom**  
14'10" x 8'6"

**Bathroom**  
7'4" x 6'7"

**Outside**

**Front Garden**

**Side Garden**

**Allocated Parking x 1 Space**





Welcome to this charming one-bedroom end-terraced house located on Aintree Drive, the ever popular David Wilson homes renowned as the 'Race Course' estate by local residents.

Situated equ-distant to the amenities of Downend and Emersons Green, you'll have easy access to local shops, larger supermarkets, restaurants and green spaces, making this property a convenient and desirable place to call home.

This property offers a cosy lounge with dual aspect windows to the front and side elevations and stylish LVT flooring, the perfect space for relaxing at the end of a busy day. Stairs give access to the first floor with spacious cupboard below and an arch gives access the the kitchen.

Boasting wall and base units with a built in oven and hob, the original fitted kitchen has been well maintained by the current owner. A window looks over the gardens and there is under counter space with plumbing for a washing machine and fridge.

On the first floor is a generous double bedroom with dual aspect windows and a three piece modern bathroom with mains plumbed electric shower over the bath.

The house features a private established garden with lawn and mature shrub borders, ideal for enjoying some outdoor tranquillity or hosting a summer barbecue. With off-street parking available for one vehicle, you'll never have to worry about finding a spot after a long day.

Whether you are looking for a first time home, buy to let or are downsizing, this property should not be missed.

EPC - C

