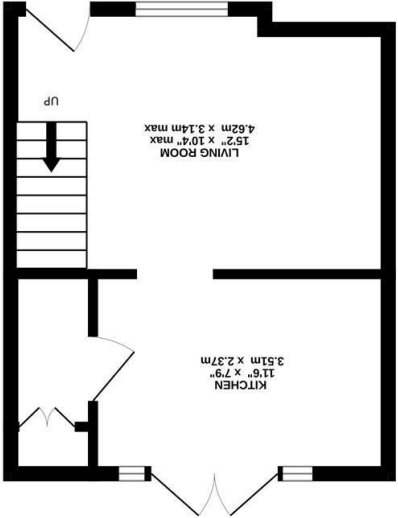
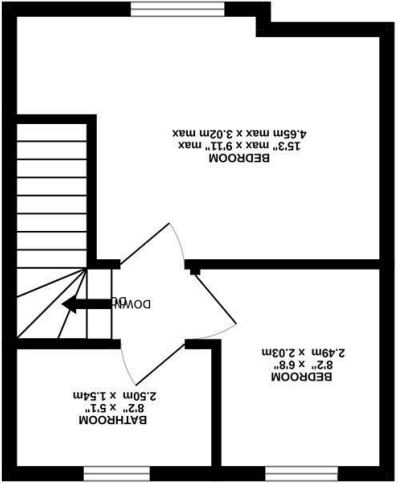




FLOOR PLAN



GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.

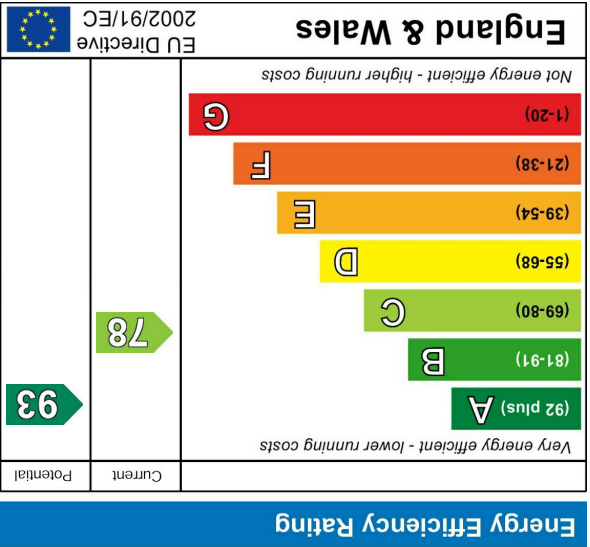


1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.

TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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AREA MAP



VERDE CLOSE
SOUNDWELL, BRISTOL, BS16 4DX
£269,500





Ground Floor

Living Room

15'2 x 10'4 max

Kitchen

11'6 x 7'9

Utility/Larder

First Floor

Landing

Bedroom One

15'3 max x 9'11 max

Bedroom Two

8'2 x 6'8

Bathroom

8'2 x 5'1

External

Garden

Allocated Parking



A rare opportunity to purchase this delightful two bedroom end of terrace home which, in our opinion, could suit a wide range of buyers from those looking to take their first step onto the property ladder, investors wishing to add to a portfolio or those looking to downsize.

Stylishly presented throughout, the accommodation on offer comprises to the ground floor, a lounge with wood effect laminate flooring and uPVC double glazed window to the front elevation, these have been fitted with reflective film to enhance privacy. Thoughtfully designed to utilise all available space the kitchen has a range of wall and base units, sleek white doors in a high gloss finish combine with brushed steel handles, wood effect worktops and metro style tiled splashback to create a contemporary feel. Integrated appliances include an electric oven, gas hob and extractor plus space for a freestanding fridge freezer and either a dishwasher or tumble dryer. French doors with glazed side windows flood the room with natural light and open onto the garden; additionally there is a door from the kitchen to a useful utility/larder space with plumbing for a washing machine.

To the first floor are two lovely bedrooms, the larger is a well-proportioned double with some fitted storage whilst the smaller is being used by the current vendor as a study/dressing room. The family bathroom has a white three piece suite with a shower attachment over the bath and an obscured double glazed window.

The private rear garden is enclosed by way of timber-lap fencing and has a patio, level lawn and useful storage shed. At the front is a path to the entrance door leading from a communal car park with allocated parking for one vehicle.

