



## Crows Grove, Bradley Stoke, BS32 0DA

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE & CARPORT
- EPC RATING C

**\*ALL VIEWING SLOTS ARE NOW BOOKED\***

An attractive semi detached three bedroom family home situated in a cul de sac located to the north of the town.

The accommodation briefly comprises to the ground floor, a well proportioned lounge diner with a squared bay to the front elevation. The well designed kitchen has Black Granite effect worktops and splashbacks combine with wood effect Shaker style doors. Integrated appliances include an eye level oven combination microwave, fan assisted electric oven, induction hob, extractor, dishwasher and under counter fridge. The accommodation on this level is completed by a bright and airy conservatory which extends across the width of the rear of property and offers access to the garden.

To the first floor are three bedrooms, the largest benefitting from built in wardrobes and drawers. The sleek family shower room has a contemporary white suite including a mains plumbed rainfall style power shower completed with slate grey high gloss vanity cupboards and a soft grey tiled floor.

Externally the garden will be maintained prior to ingoing but the expectation is for tenants to continue to maintain the areas to this standard.

To the front is a car port over a tarmac drive offering access to the garage and off road parking for several vehicles.

The property is located within what we believe to be easy reach of local amenities that include schools, shops and transport links as well as offering great access to Aztec West, The Mall at Cribbs Causeway plus the motorway network - perfect for the busy commuter.

Holding Deposit - £265.00 (refundable on ingoing)

Deposit - £1326.00

EPC Rating - C

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>85</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	





























































