



Abson Road Pucklechurch Bristol BS16 9RH

for sale offers over
£350,000



Property Description

This three-bedroom mid-terraced cottage in the sought-after village of Pucklechurch offers a fantastic opportunity for anyone looking to create a home with character. The property requires modernisation but provides generous space across two floors, making it an ideal project. On the ground floor there are two reception rooms, a conservatory, kitchen, utility area and shower room, giving plenty of scope for flexible living. Upstairs you will find three well-proportioned bedrooms and a family bathroom.

Externally, the cottage benefits from a sizeable front garden (subject to height restrictions), a rear garden and an additional piece of land. This land is separate from the main plot and is subject to height restrictions but offers further potential and versatility. With vision and refurbishment, this cottage could be transformed into a wonderful family home in a desirable village setting.

Porch

Entrance door into porch with double glazed windows to both side aspects and door into hall.

Hall

Stairs rising to the first floor, doors of to principal rooms, wood flooring and a radiator.

Lounge

16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed window to the front aspect, glazed double doors leading to the conservatory, electric fire set upon a hearth with stone surround and wooden mantle over, carpeted flooring, wall lights and two radiators.

Dining Room

11' 3" x 11' (3.43m x 3.35m)

Double glazed window to the front aspect, timber and glazed double doors in from hall, carpeted flooring and a radiator.

Kitchen

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to the rear aspect, a range of wall and base units with worktops over, one and a half bowl sink and drainer with mixer tap, space for a free-standing cooker, extractor fan, under counter space for white goods, tiled walls and wood effect flooring.

Downstairs Shower Room

6' 9" x 4' 10" (2.06m x 1.47m)

Obscured window to the side aspect, WC, wash hand basin inset into vanity unit, shower cubicle, tiled walls and a radiator.

Utility Space

6' 3" x 4' 7" (1.91m x 1.40m)

Space and plumbing for potential utility area, double glazed door and window to the rear aspect leading to the garden.

Conservatory

12' 9" x 7' 9" (3.89m x 2.36m)

Timber and glazed structure, vinyl flooring, double doors leading to the garden.

First Floor Landing

Dual aspect windows to the front and side, storage cupboard and loft access.

Bedroom One

18' 6" x 10' 4" (5.64m x 3.15m)

Double glazed window to the front aspect, built in double wardrobe and carpeted flooring.

Bedroom Two

11' 7" x 11' (3.53m x 3.35m)

Double glazed window to the front aspect, built in wardrobe, carpeted flooring and a radiator.

Bedroom Three

10' 8" x 9' 10" (3.25m x 3.00m)

Double glazed window to the rear aspect, built in wardrobe, carpeted flooring and a radiator.

Family Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

Obscured window to the rear aspect, WC, pedestal wash hand basin, panelled bath, tiled walls and a radiator.

Outside And Additional Land

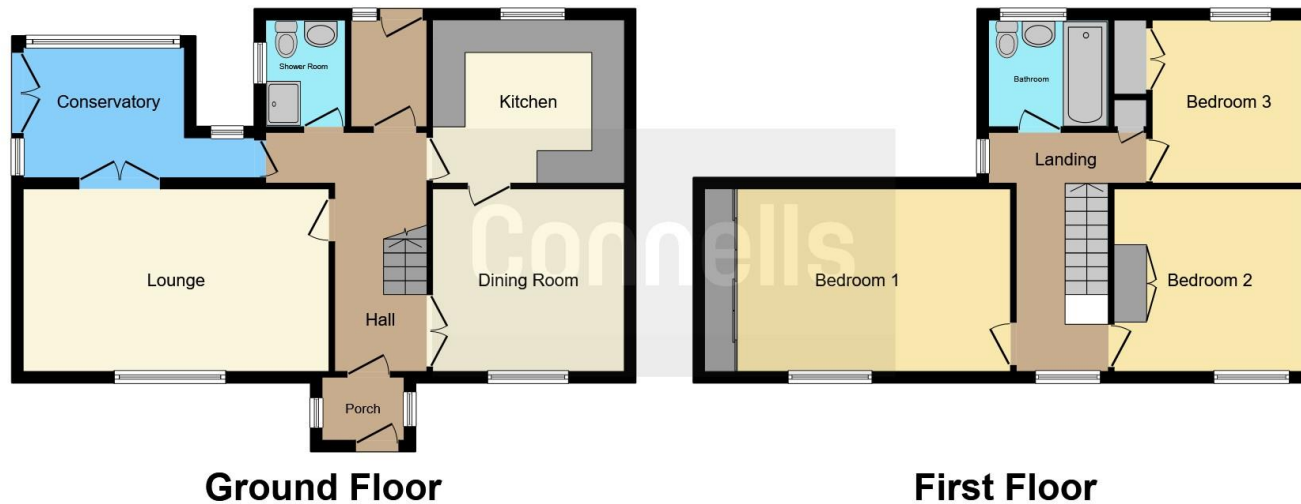
Outside, the property benefits from a generous front garden (subject to height restrictions) and an additional piece of land to the side. This land is separate from the main house and comes with height restrictions but still provides further potential and flexibility.

With plenty of scope to improve (subject to planning), and added value, this property could be transformed into a wonderful family home.









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

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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