

for sale

offers in excess of **£325,000** Freehold



Station Road Coalpit Heath Bristol BS36 2TJ

Offered with no onward chain! This versatile home provides the opportunity for plenty of potential, properties in this area don't come to the market very often. Currently boasting three bedrooms, downstairs shower room, garage and off street parking, this home has much to offer.

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Property Details

Ground Floor

Entrance Porch

Double glazed door with obscured glass panel to front elevation, panelled ceiling and timber and glazed door to hallway.

Entrance Hall

Timber and glazed door to porch, textured ceiling, stairs rising to first floor, understairs storage cupboard with slatted shelving, wood effect laminate flooring and radiator.

Lounge

17' 6" x 13' 6" (5.33m x 4.11m)

Double glazed window to rear elevation, feature fireplace, TV point, textured ceiling and door to hallway.

Dining Room / Extra Bedroom

12' 4" max inc fitted wardrobes x 10' 10" plus door recess
(3.76m max inc fitted wardrobes x 3.30m plus door recess)

Double glazed window to front elevation, textured ceiling, radiator and door to hallway.

Study / Extra Bedroom

9' 3" x 8' 3" (2.82m x 2.51m)

Double glazed window to front elevation, TV point, textured ceiling, exposed wooden floorboards and door to hallway.

Wet Room

Double glazed window to side elevation, shower, low level WC, pedestal wash hand basin, partially tiled walls, textured ceiling and radiator.

Kitchen

16' 1" x 12' 2" max (4.90m x 3.71m max)

Double glazed window to side and rear elevation as well as double glazed door leading to rear garden. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drain, built-in oven and grill with electric hob over, plumbing and space for washing machine, space for fridge/freezer and partially tiled flooring with exposed wooden floorboards.



First Floor

Landing

Double glazed window to side elevation, stairs rising from ground floor, smooth ceiling, wood effect laminate flooring and doors leading to bedrooms and bathroom.

Bedroom One

16' x 15' 3" (4.88m x 4.65m)

Double glazed window to rear elevation and two skylights to front elevation, smooth ceiling with recessed spotlights, eaves storage cupboard, wood effect laminate flooring and radiator. (restricted head height)

Bathroom

Double glazed window with obscured glass panel to rear elevation. Bathroom suite comprising panelled bath with shower over and shower screen, low level WC, wash hand basin inset to vanity unit, tiled splashback, partially tiled walls, smooth ceiling with recessed spotlights

Outside Space

Rear Garden

Fully enclosed by way of wall and fencing, stepping down to garden with raised patio areas, mainly laid to lawn, greenhouse, shed, outside tap and gated side and rear access.

Garage

With up and over door and courtesy door.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: E

Property Ref: YAT307414 - 0009

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