



**St. Saviours Rise, Frampton Cotterell Bristol BS36 2SW**

**welcome to**

## **St. Saviours Rise, Frampton Cotterell Bristol**

\*\*\* EXTENDED \*\*\* WESTERLY FACING GARDEN \*\*\* This well presented three bedroom detached family home is located in the popular area of Frampton Cotterell, Offering three bedrooms, living room with a kitchen/diner with an extra living room/ reception room, downstairs cloakroom and off street parking.

### **Entrance Hall**

Double glazed door to front, wood effect flooring, radiator.

### **Cloakroom**

Double glazed window to side, wood effect flooring, w/c, vanity wash hand basin, radiator, housing fusebox.

### **Lounge**

12' 3" x 11' 2" ( 3.73m x 3.40m )

Double glazed window to front, feature fireplace with tile effect hearth and wood effect mantel, wood effect flooring, radiator.

### **Reception Room**

17' 6" x 8' 5" ( 5.33m x 2.57m )

Double glazed windows to front with french double glazed to rear, velux window to roof, wood effect flooring, spot lights, radiator.

### **Kitchen/ Diner**

15' 6" x 11' 3" ( 4.72m x 3.43m )

Double glazed window to rear and patio door leading to garden, wood effect flooring, wall and base units with worktop over, electric hob and oven, space for fridge freezer, space for washing machine, stainless steel sink with drainer, integrated dishwasher.

### **Landing**

Loft ladder, Lighting, airing cupboard immersion tank.

### **Bedroom One**

10' 3" to wardrobe x 8' 11" ( 3.12m to wardrobe x 2.72m )

Double glazed window to front, wood effect flooring, fitted wardrobe, Radiator.

### **Bedroom Two**

11' 4" x 8' 11" ( 3.45m x 2.72m )

Double glazed window to rear, Radiator.

### **Bedroom Three**

7' 11" x 6' 4" ( 2.41m x 1.93m )

Double glazed window to rear, radiator.

### **Bathroom**

6' 2" x 6' 2" ( 1.88m x 1.88m )

Wash hand basin , W/C, Bath with mixer taps shower over, tiled walls, electric towel rail

### **Garden**

Enclosed rear garden, grass laid to patio area, Shed.





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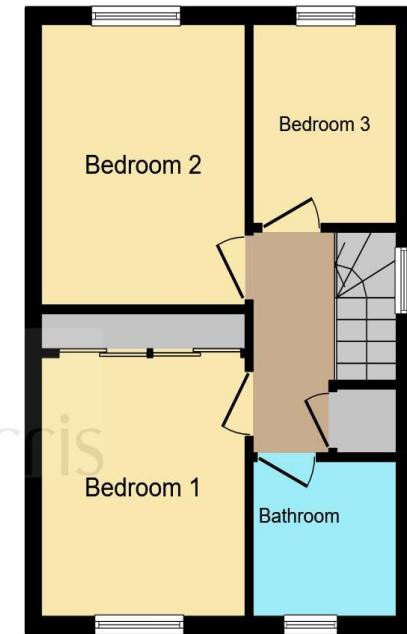
- FRONT APPROACH DETACHED FAMILY HOME
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- OFF STREET PARKING & ENCLOSED REAR GARDEN
- Council Tax Band : D

Tenure: Freehold EPC Rating: D

**£375,000**



**Ground Floor**



**First Floor**

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 allen & harris



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



[allenandharris.co.uk](http://allenandharris.co.uk)