



Hawkrige Drive, Pucklechurch BRISTOL BS16 9SN

welcome to

Hawkridge Drive, Pucklechurch BRISTOL

SOUTHERLY FACING LOW MAINTENANCE GARDENGARAGE & OFF STREET PARKING*** A three bedroom mid-terraced family home located in the sought after village of Pucklechurch. Accommodation comprises; Entrance porch, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms & Family Bathroom.

Entrance Hall

Double glazed window & door to front

Lounge

15' 11" x 15' (4.85m x 4.57m)

Double glazed window to front, feature wood burning stove with granite hearth & oak mantle, oak doors to kitchen, stairs to first floor, understairs storage, radiator

Kitchen/Diner

Double glazed window to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, metro style splashback & upstands, space for range cooker, integrated dishwasher & microwave, 1 1/2 stainless steel sink & drainer with mixer taps, under cupboard lighting, moveable kitchen island, single glazed oak panelled door to conservatory, oak flooring

Conservatory

15' 8" x 5' 11" (4.78m x 1.80m)

Double glazed windows to garden, French doors to garden

Landing

Dado rail, spotlights & doors to all bedrooms, loft access which is boarded, airing cupboard housing boiler, slatted shelving

Bedroom One

12' 7" x 9' 1" (3.84m x 2.77m)

Double glazed window to front, coved ceiling, built in storage - wardrobe & shelving, radiator

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window to rear, radiator

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window to front, coved ceiling, radiator

Bathroom

Double glazed window to rear, w/c, vanity wash hand basin, Double shower cubicle with thermostatically controlled rain style shower, panelled & tiled walls, tiled flooring

Rear Garden

Patio to steps leading to landscaped garden, raised flower beds, low maintenance

Garage

17' 7" x 8' 5" (5.36m x 2.57m)

Up'n'over door to front, work bench to rear, power & light, alarm





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welcome to

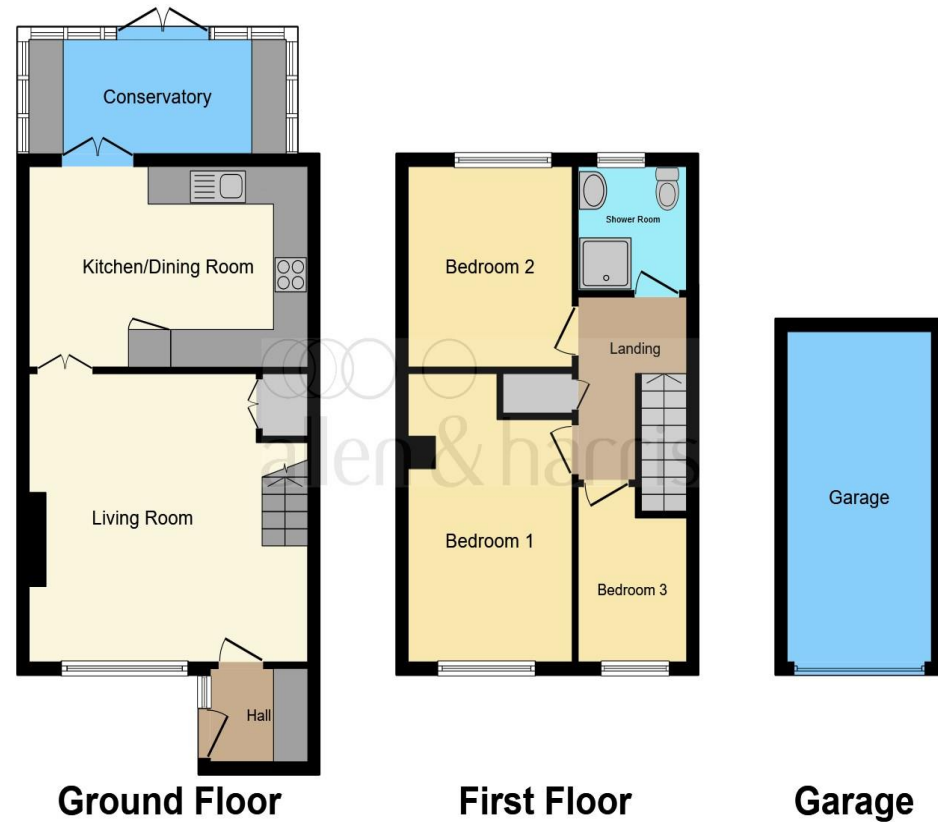
Hawkrigde Drive, Pucklechurch BRISTOL

- THREE BEDROOM MID-TERRACED FAMILY HOME
- KITCHEN/DINER & SEPARATE LOUNGE
- CONSERVATORY
- SOUTH WEST FACING REAR GARDEN
- OFF STREET PARKING & GARAGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 1000 years from 07 Jul 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



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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Property Ref:
CPS105057 - 0005

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