

Embassy Walk, Bristol, BS5 7EA

£425,000



Situated in a sought after cul-de-sac this beautifully presented three bedroom home is ideally placed for ease of travel into Bristol and close to the vibrant Redfield and peaceful St Georges Park. With three bedrooms, an open plan bay fronted living and dining area, modern kitchen and bathroom. There is a low maintenance rear garden and off street parking for two vehicles to the front.

The vendors moved into the property in 2018 and have carried out a full refurbishment which includes a full rewire, stripping and replastering all walls, a modern kitchen and bathroom and a new damp proof course.

The loft has been boarded too creating further possibilities.

We believe this will be a popular property and advise booking for viewing as soon as possible. All viewings are strictly by appointment only.

## Porch

5'5" x 1'11" (1.66 x 0.60)

uPVC double glazed French doors with frosted glass To the front of the property. uPVC double glazed panels. Radiator. Cupboard containing gas boiler.

## Hall

13'8" x 4'7" (4.18 x 1.42)

Radiator. Under stairs storage. Wood flooring.

## Lounge

12'5" x 10'11" (3.79 x 3.35)

uPVC double glazed bay windows. Radiator. Feature gas fire in wood burner style with slate hearth and beam mantle. Wood flooring. TV and Internet points.

## Dining Room

10'9" x 10'11" (3.28 x 3.35)

uPVC double glazed windows. Radiator.

## Kitchen

16'0" x 8'1" (4.9 x 2.48)

Wall and floor mounted storage units. Quartz work surfaces and upstands. Range style large cooker with five gas hob rings and double oven. Cooker hood and extractor fan. Glass splash back. Integrated washing machine, fridge freezer and dishwasher. Ceramic sink and drainer with mixer tap. Two large uPVC double glazed windows. uPVC double glazed rear door with frosted glass panels. Wood flooring. Radiator.

## Landing

8'10" x 7'4" (2.7 x 2.26)

uPVC double glazed window. Loft access hatch.

## Bedroom 1

10'11" x 13'1" (3.35 x 3.99)

To the front of the property. uPVC double glazed windows. Radiator. Cupboard containing gas boiler.

## Bedroom 2

11'6" x 10'11" (3.51 x 3.35)

To the rear of the property. uPVC double glazed windows. Radiator.

## Bedroom 3

9'4" x 7'0" (2.87 x 2.15)

To the front of the property. uPVC double glazed windows. Radiator.

## Bathroom

7'0" x 5'3" (2.14 x 1.62)

Panel bath with shower over. Glass shower screen. Low level WC. Basin on vanity unit. Frosted uPVC double glazed windows. Extractor fan. Part tile walls.

## Rear garden

Walled and fenced with side access gate. Low maintenance with patio areas and artificial grass.

## Front Parking

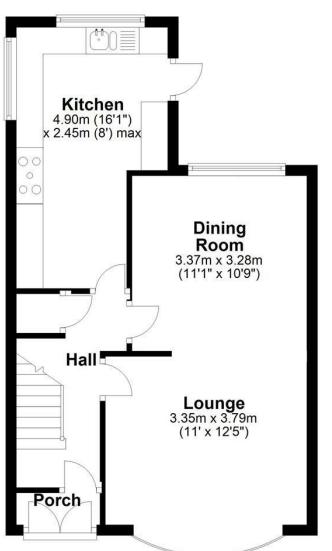
Blockwork driveway with parking for several cars.



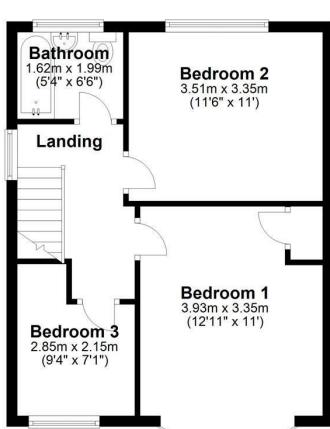




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		59
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC