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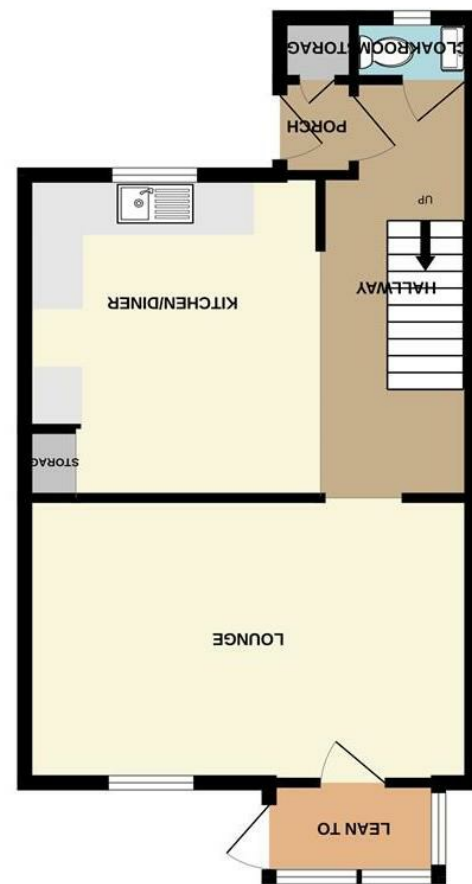
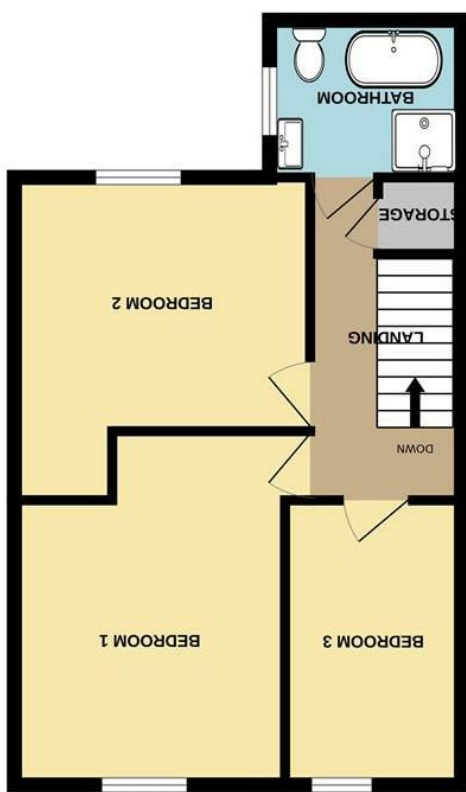
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA : 96 sq.ft. (87.0 sq.m.) approx. Made with Metropix ©2024



65 Caldicot Close, Willsbridge, Bristol, BS30 6UZ

Offers In Excess Of £270,000





Council Tax Band: B | Property Tenure: Freehold

Nestled within a cul-de-sac setting in the popular Willsbridge area, this three bedroom terraced home offers a perfect balance of a peaceful setting whilst still remaining close to local amenities including schools and shops. Transport links also provide straight forward access to nearby places including Keynsham and Bath, along with the A4174 ring road to Bristol. The accommodation comprises; entrance porch, downstairs cloakroom, hallway which opens into the kitchen/diner, lounge measuring 17'4" x 11'1" overlooking the rear garden and lean to on the ground floor. To the first floor you will find three bedrooms and a four piece bathroom suite. Externally the property boasts a low maintenance enclosed rear garden and permit parking for residents only. Call today to organise a viewing of this home!



Porch
3'82" x 2'10" (0.91m x 0.86m)
UPVC double glazed door into the porch, tile flooring, ceiling light, storage cupboard housing the fuse box, electrics and gas meters.

Hallway
6'2" x 6'3" narrows to 5'0" (1.88m x 1.91m narrows to 1.52m)
UPVC double glazed door into the hallway, stairs leading to the first floor landing, wood effect flooring, ceiling light.

Cloakroom
2'4" x 4'7" (0.71m x 1.40m)
Obscured double glazed window to front, wash hand basin, W.C., wood effect flooring, ceiling light.

Kitchen / Diner
12'7" x 17'5" narrows to 10'8" (3.84m x 5.31m narrows to 3.25m)
Double glazed window to front, matching wall and base units with worktops, sink with mixer taps and drainer, storage cupboard, wall mounted radiator, wood effect flooring, ceiling light, space available for the following appliances: cooker, washing machine, dishwasher and fridge/freezer.

Lounge
11'1" x 17'5" (3.38m x 5.31m)
Double glazed door and window to rear, wall mounted radiator, wood effect flooring, ceiling light.

Lean To
3'8" x 6'7" (1.12m x 2.01m)
Double glazed door to rear, double glazed windows surround.

Landing
13'10" x 5'8" (4.22m x 1.73m)
Stairs leading to the ground floor, storage cupboard housing the gas combi boiler, ceiling light, loft access with pull down ladder, ceiling light and partly boarded.

Bedroom 1
13'6" x 11'6" narrows to 10'5" (4.11m x 3.51m narrows to 3.18m)
Double glazed window to rear, wall mounted radiator, wood floorboards, ceiling light.

Bedroom 2
12'8" narrows to 10'8" x 11'6" narrows to 3'10" (3.86m narrows to 3.25m x 3.51m narrows to 1.17m)
Double glazed window to front, wall mounted radiator, wood floorboards, ceiling light

Bedroom 3
10'4" x 6'10" (3.15m x 2.08m)
Double glazed window to rear, wall mounted radiator, wood floorboards, ceiling light.

Bathroom
6'1" x 7'7" (1.85m x 2.31m)
Obscured double glazed window to side, walk in shower cubicle, free-standing clawfoot bath with shower hose attachments, wash hand basin, W.C., chrome heated towel rail, extractor fan, ceiling light, tiled flooring and walls.

Front
Access to the front of the property via pathways from Caldicot Close & Camarthan Grove, patio area, outside lighting.

Rear Garden
Decking and patio areas with borders, shed, fencing enclosing, rear access to pathway behind.

Permit Parking
Permit parking available to residents only, our vendors purchased their permits in 2021 for £5 per vehicle, this was a one off payment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

