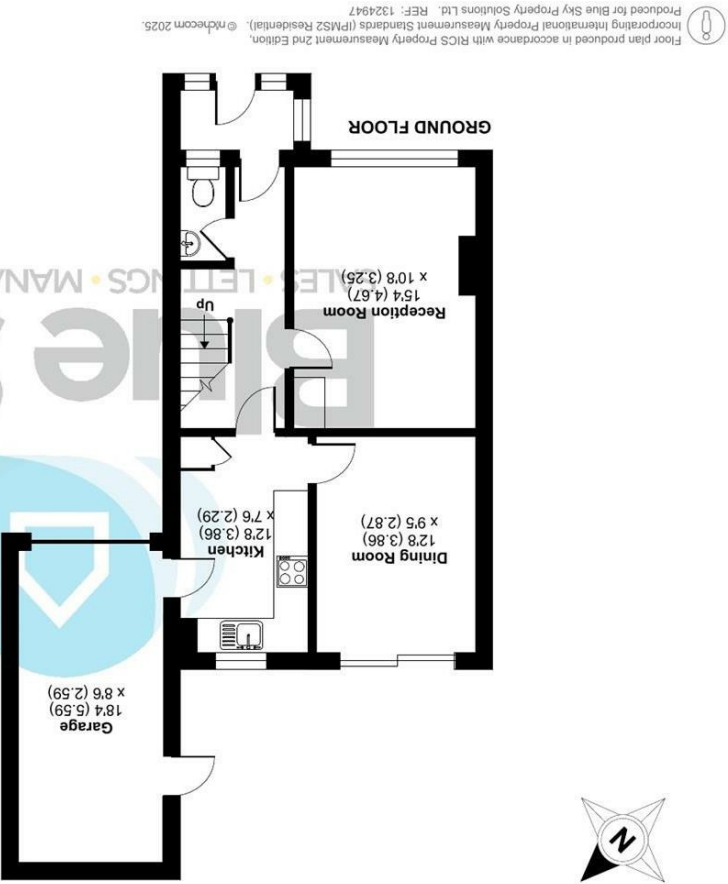




**Verwood Drive, Bitton, Bristol, BS30**
  
 Approximate Area = 1018 sq ft / 94.6 sq m
   
 Garage = 155 sq ft / 14.4 sq m
   
 Total = 1173 sq ft / 109 sq m
   
 For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

Don't forget to register and stay ahead
   
 of the crowd.

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are proud to offer for sale this superb three bedroom link detached family home located on the ever popular cul-de-sac of Verwood Drive in Bitton. The property is ideally located close to local amenities, school, good road links to Bath and Keynsham, Bitton railway and great access on to the cycle track from Pines Road. The current owner has maintained this home to a good standard but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: entrance porch, entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. On the first floor can be found two double bedrooms, single bedroom and the main bathroom. Externally the property boasts a single garage, driveway parking and a front and west facing rear garden (rear garden backing onto a green space). Make sure this home is top of your to view list!!



**Entrance Porch**  
Double glazed door to front, two double glazed windows to front, double glazed window to side, spotlight.

**Entrance Hall**  
Double glazed door to front, radiator, under stairs storage area, stairs to first floor landing.

**Cloakroom**  
Window to porch, W.C, wash hand basin with vanity, splashback.

**Lounge**  
15'4" x 10'8" (4.67m x 3.25m)  
Double glazed window to front, electric fire and surround, radiator.

**Kitchen/Breakfast Room**  
12'8" x 7'6" (3.86m x 2.29m)  
Double glazed window to rear, wall and base units with worktops over, tiled flooring, tiled splash backs, cooker hood, electric hob and oven, sink and drainer, integral dishwasher, integral fridge, integral freezer, radiator, storage cupboard, door to garage.

**Dining Room**  
12'8" x 9'5" (3.86m x 2.87m)  
Double glazed patio door to rear, radiator.

**First Floor Landing**  
Double glazed window to side, loft access, storage cupboard, airing cupboard housing gas combi boiler.

**Bedroom One**  
13'8" x 11'0" (4.17m x 3.35m)  
Two double glazed windows to rear, fitted wardrobes, drawers and over head storage, radiator.

**Bedroom Two**  
12'9" x 10'11" max (3.89m x 3.33m max)  
Two double glazed windows to front, fitted wardrobes with sliding doors, built in wardrobe, radiator.

**Bedroom Three**  
9'2" x 7'6" (2.79m x 2.29m)  
Double glazed window to front, radiator, fitted wardrobes and over head storage.

**Bathroom**  
Double glazed window to rear, W.C, wash hand basin with vanity, enclosed bath with shower over, shower screen, radiator.

**Front Garden**  
Laid to gravel, shrubs, plants.

**Garage**  
18'4" x 8'6" (5.59m x 2.59m)  
Up and over door to front, fuse board, outside tap, eaves storage, plumbing for washing machine, double glazed door to rear garden.

**Driveway**  
Driveway parking in front of garage.

**Rear Garden**  
Enclosed rear garden, patio area, lawn area, trees, shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

