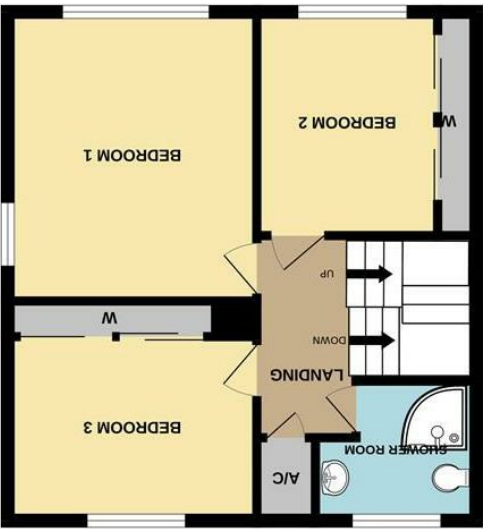




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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in 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!

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this spectacular end terrace home located on Withington Close in Bitton. The property is sat on a superb corner plot offering potential to extend to the side (subject to planning). The current owners have improved and maintained this home to a very high standard, we think its certainly worth a viewing! Location is ideal as good road links are close by, as well as the local primary school, local amenities and Bristol to Bath cycle track. The accommodation comprises: entrance porch, lounge opening to the dining area, kitchen and the impressive conservatory to the ground floor. The first floor boasts three good size bedrooms and shower room. Externally you will find the single garage, driveway parking, double gates leading to additional parking with carport, outside storage and beautiful mature rear garden with patio areas. Don't miss out, call today!



Entrance Porch

5'10" x 3'9" (1.78m x 1.14m)
Double glazed door to front, radiator, tiled flooring, double glazed windows to side.

Lounge

13'9" x 11'1" (4.19m x 3.38m)
Double glazed window to front, radiator, open to dining area, bi-folding door to inner hall.

Dining Area

9'4" x 8'4" (2.84m x 2.54m)
Double glazed patio door to conservatory, radiator.

Conservatory

9'6" x 18'4" (2.90m x 5.59m)
Radiator, spotlights, tiled flooring, double glazed window to rear, side and roof, double glazed french doors to side.

Kitchen

8'4" n/t 5'5" x 10'7" (2.54m n/t 1.65m x 3.23m)
Double glazed sliding window to conservatory, tiled flooring, wall and base units with worktops over, splashbacks, electric hob, cooker hood, sink and drainer into worktop, integrated washing machine, integrated dishwasher, under stairs storage cupboard, space for fridge/freezer, electric double oven.

Inner Hall

3'2" x 1'3" (0.97m x 0.38m)
Stairs to first floor landing, radiator.

First Floor Landing

8'11" x 9'4" (2.72m x 2.84m)
Loft access (ladder, part boarded, light), airing cupboard housing gas combi boiler.

Bedroom One

13'4" x 9'9" (4.06m x 2.97m)
Double glazed windows to front and side, radiator.

Bedroom Two

9'10" x 9'4" (3.00m x 2.84m)
Double glazed window to front, radiator, built in wardrobes with sliding doors.

Bedroom Three

8'7" x 9'10" (2.62m x 3.00m)
Double glazed window to rear, radiator, built in wardrobes with sliding doors.

Shower Room

5'8" x 6'10" (1.73m x 2.08m)
Double glazed window to rear, W.C. wash hand basin with vanity, shower cubicle, feature radiator/towel rail, tiled flooring, extractor fan, part tiled walls.

Front Garden

Grass and shrubs to side of property.

Driveway

Block paved driveway, double gates to additional parking bay/carport, electric car charging point.

Garage

Up and over door to front, fuse board, power and light.

Rear Garden

Enclosed mature rear garden, shed (with power and light, double doors to front), carport and double gates leading to front, outside tap, raised flower beds, shrubs and trees, patio area, covered seating area, steps up to additional patio area.

Agent Note

The vendor has advised the solar panels are owned and not leased.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

