



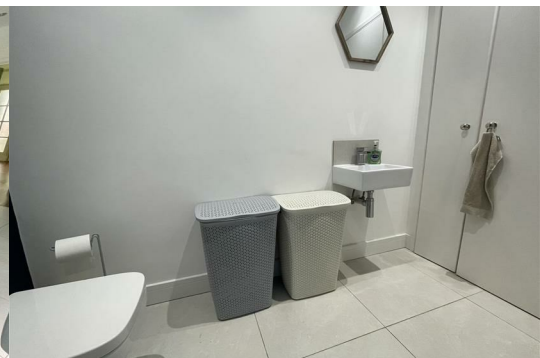
80 Queensholm Drive

, Bristol, BS16 6LQ

£400,000



BEAUTIFULLY EXTENDED TERRACE HOME BACKING ONTO WOODLAND AND SET WITHIN THE POPULAR BROMLEY HEATH AREA Property Comprising of Porch, Hallway, Lounge, Utility/WC, Extended Kitchen/Diner, Landing, Bathroom, Three Bedrooms. Benefits From Gas Central Heating System, Double Glazing, Enclosed Rear Garden, Parking To Rear, Close To Favoured Bromley Heath School and Great M32/M4 Access



Porch

Double glazed entrance door to:-

Hallway

Door from porch, stairs, under stairs storage cupboard, radiator, built in double shoes and coat unit, laminate flooring, door to:-

Lounge 14'2" x 12'5" (4.34m x 3.79m)

Bay double glazed window, two radiators, feature stone fireplace, recess storage

Kitchen/Diner 18'6" x 18'6" (5.64m x 5.65m)

Matching range of wall and base units with solid worktops over, Belfast sink unit, built in dishwasher, wine fridge, induction hob with extractor over, electric oven, microwave combi oven, space for double fridge/freezer, combi gas boiler, tiled flooring, two radiators, bi fold doors leading to garden, velux windows to ceiling

Utility Room/WC 10'9" x 3'8" (3.30m x 1.12m)

Two piece suite comprising of wash hand basin, low level wc, tiled flooring, heated towel rail, utility unit housing tumble dryer and washing machine

Landing

Loft access, radiator, door to:-

Bathroom 7'4" x 5'6" (2.24m x 1.69m)

Three piece suite comprising of panelled bath with shower over, circular sink unit with under storage, low level wc, tiled surround, feature radiator with towel rail, double glazed window, extractor fan

Bedroom 1 14'8" x 11'1" (4.49m x 3.40)

Double glazed bay window, radiator, fitted wardrobes with sliding doors

Bedroom 2 12'5" x 10'11" (3.80m x 3.34m)

Double glazed window, radiator, built in wardrobe

Bedroom 3 9'4" x 7'4" (2.86m x 2.25m)

Double glazed window, radiator

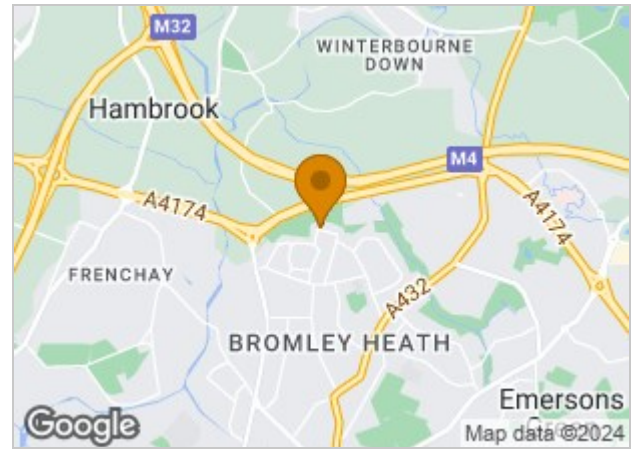
Enclosed Rear Garden

Landscaped garden featuring patio seating area, artificial lawn, raised flower beds, gated rear access

Driveway/Parking

Rear lane access to hard standing for parking (2 CARS)

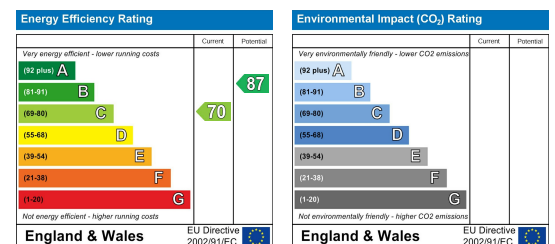
Area Map



Floor Plans



Energy Efficiency Graph



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