



**Syms Avenue,
Bristol, BS36 2FQ**

**PRICE: Asking Price
£350,000**

Property Features

- Semi Detached Townhouse
- Four Bedrooms
- Lounge/Dining Room
- No Chain
- Dressing Room & En-Suite
- Cloakroom
- Carport & Parking
- MUST BE VIEWED



Full Description

Syms Avenue is a sought after road in the village of Frampton Cotterell that finds itself to be very popular with families due to its proximity to some fantastic schools including Watermore Primary School. The village also has a number of local convenience stores, pubs and independent shops and delis. The M32 and local transport links including bus routes and Bristol Parkway Station are all within 5 miles making it an ideal base for professionals needing to commute into work both in and out of the City Centre.



ENTRANCE HALL

Stairs rising to the first floor landing, radiator, karndean flooring, smoke detector.

KITCHEN

12'7" x 8'1" (3.84 x 2.46)

Double glazed window to the front, fitted with a range of wall and base units with wooden work-surfaces, built in electric oven and gas hob with extractor, space for washing machine, space for fridge/freezer, space for slimline dishwasher, one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splash-backs, boiler in cupboard.



LOUNGE/DINING ROOM

16'6" x 14'11" (narrows to 11'8) (5.03m x 4.55m (narrows to 3.56m))

Double glazed French doors to the rear, double glazed window to the rear, two radiators, built in storage cupboard, Karndean flooring, television point, telephone point.



FIRST FLOOR LANDING

Stairs rising to the second floor, smoke detector, radiator, built in airing cupboard housing tank.

BEDROOM TWO

14'9" x 8'4" (4.5 x 2.54)

Double glazed window to the front, radiator.

BEDROOM THREE

11'10" x 8'4" (3.61 x 2.54)

Double glazed window to the rear, radiator.

BEDROOM FOUR

8'7" x 6'3" (2.62 x 1.91)

Double glazed window to the front, radiator.

BATHROOM

Double glazed obscure window to the rear, radiator, low level w.c., panelled bath, pedestal wash hand basin, tiled flooring, splash-backs, extractor.

SECOND FLOOR LANDING

Stairs from first floor landing. Door to:

BEDROOM ONE

16'0" x 11'3" (4.88 x 3.43)

Double glazed window to the front, bespoke fitted wardrobes with hanging space and shelving, fitted bedside tables and drawers, built in storage cupboard, television point, radiator.

DRESSING ROOM

8'3" x 6'4" (2.51 x 1.93)

Double glazed Velux window to the rear, radiator.

ENSUITE SHOWER ROOM

Double glazed Velux window to the rear, built in shower cubicle with shower over, radiator, low level w.c., pedestal wash hand basin, tiled splash-backs, extractor, shaver point.

REAR GARDEN

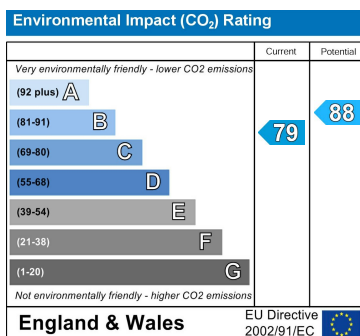
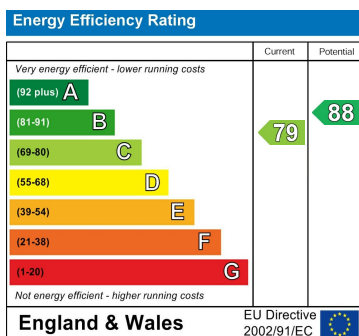
Enclosed by fencing, laid to lawn, paved area, path to the rear access gate leading to car port and parking space, side access.

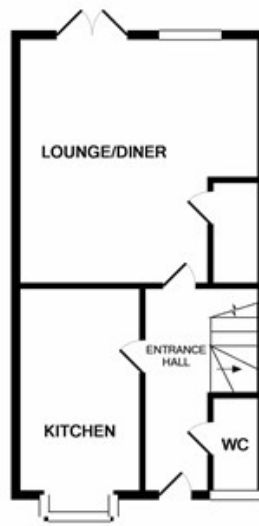
CARPORT

Single carport with up and over door, parking space to the rear of carport.

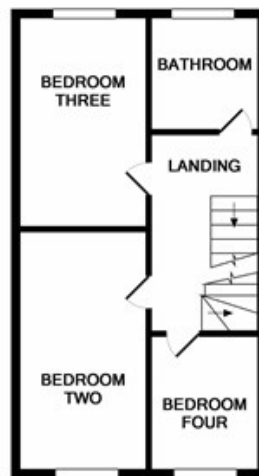
FRONT

Lawned area, path leading to the side gate.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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