



**Albany Gate,
Stoke Gifford, BS34 8UJ**

**PRICE: Asking Price
£365,000**

Property Features

- Semi Detached Home
- Garage & Parking
- Close to Local Amenities
- Three Bedrooms
- Lounge/Diner
- Close to Parkway Railway Station
- No Onward Chain
- Beautifully Presented

Full Description

Albany Gate of Stoke Gifford is a delightful property that boasts a warm and welcoming ambiance that is sure to captivate your heart. Downstairs can be found a kitchen and a good sized lounge/diner. Upstairs is three cosy bedrooms, and a well-appointed bathroom, this home offers the perfect blend of comfort and functionality.

Located in a sought-after neighbourhood, this home offers a peaceful retreat from the hustle and bustle of everyday life while still being conveniently close to local amenities and transport links.

Whether you're looking to settle down in a tranquil setting or seeking a place to create new memories, this property at Albany Gate is a wonderful opportunity not to be missed. Book a viewing today and step into your dream home!

Entrance Hallway

Double glazed door to entrance hallway. Tiled floor and door to:

Lounge/Diner

21'02 x 10;02 (6.45m x 3.05m;0.61m)

Leaded light double glazed window to front and rear, two radiators, feature fireplace with electric fire, built-in storage and shelving. TV point, open to dining area door to kitchen.

Kitchen

10'02 x 7' (3.10m x 2.13m)

Double glazed window to rear, double glazed door to rear garden, A range of wall and base units with rolled edge work surfaces over, stainless steel sink with drainer and mixer tap, space for gas cooker, space for washing machine extractor fan and spotlights. Tiled splashback and space for fridge freezer.



Inner Hall
Radiator and stairs rising to first floor landing.

Landing
Access to loft and doors to:

Bedroom One
32'9"6"6" x 32'9"0"0" (10'02 x 10'00)
Double glazed leaded light window to front and radiator.

Bedroom Two
10 x 10'02 (3.05m x 3.10m)
Double glazed leaded light window to front and radiator.

Bedroom Three
8 x 6'11 (2.44m x 2.11m)
Double glazed leaded light window to front and radiator

Bathroom
8'9"x 6'11" (2.67m'x 2.11m)
Double glazed obscure window to rear garden suite comprising of a preshaped bath with main shower over low level WC and vanity hand wash basin with mixer tap tiled floor and fully tiled walls spotlights and heated towel rail door cupboard housing combination Worcester boiler

Rear Garden
Side access, enclosed by fencing and walling. Patio and outside tap. Mature shrubs and boarders.

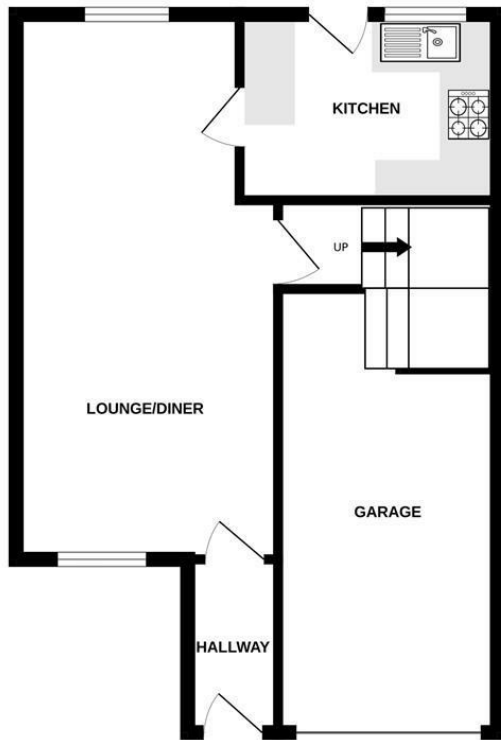
Frontage
Mainly laid to lawn and block paved drive way with off street parking for two cars.



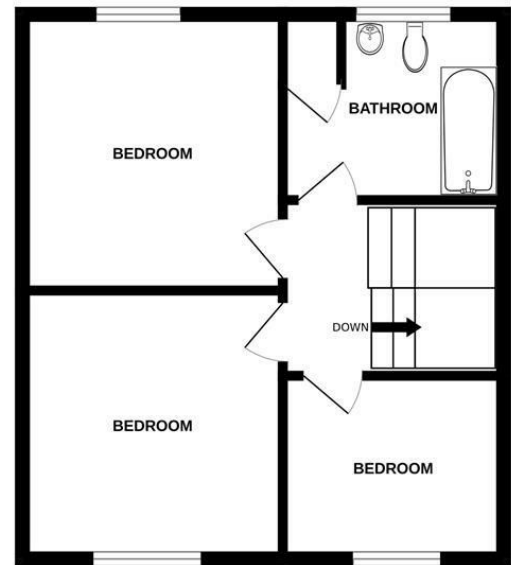
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements