

## Tydings Close, Bristol

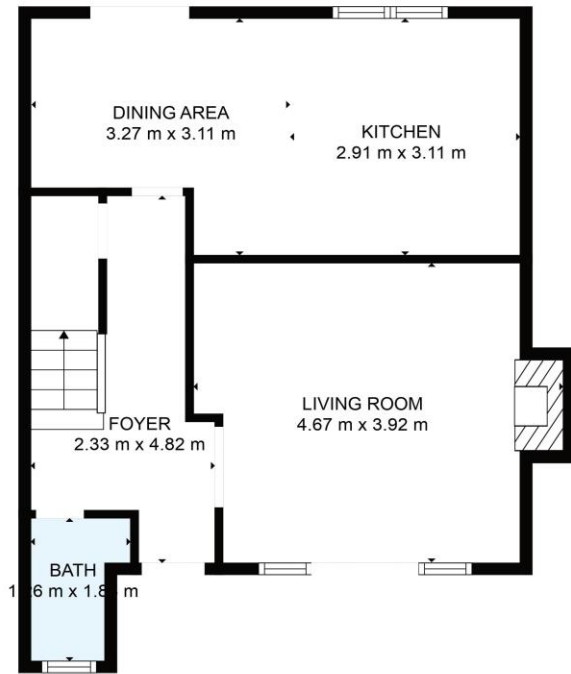
### Asking Price £495,000

- Three-Bedroom Semi-Detached Family Home
- Well Presented and Maintained Throughout
- Sitting Room Opening out to Front Garden
- Modern Kitchen-Dining Room
- Master Bedroom with En-Suite Shower Room & Built-in Wardrobes
- Beautifully Landscaped Rear Garden
- Elevated Southerly Views

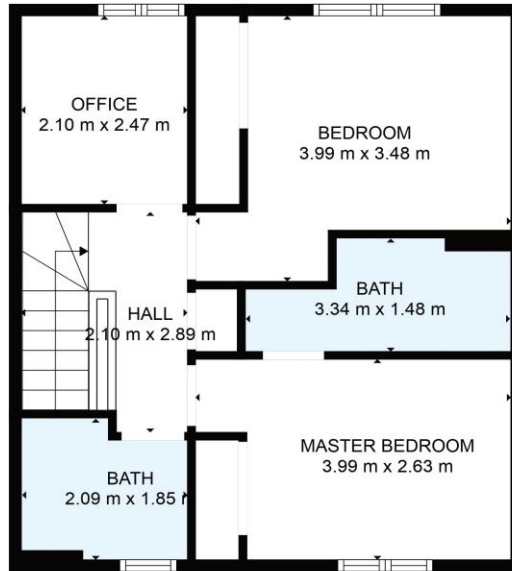
#### SUMMARY

Situated in a tucked away position, this three bedroom family home has been well maintained throughout by the current vendors. The property is entered via a spacious hallway with tiled flooring and enjoys a sitting room with an electric fireplace and full height windows. The sitting room also features a door leading out to the private south facing front garden, enjoyed often by the current owners. There is also a ground floor W/C, under stair storage and an open-plan kitchen/dining room with a range of base and wall units, a built in fridge/freezer and space for a gas hob and oven, washing machine and dishwasher, as well as french doors leading out to the rear garden. The first floor consists of a spacious landing with three well-proportioned bedrooms, and a family bathroom featuring a shower over bath, W/C and sink. All three bedrooms are fitted with built-in wardrobes, with the master also enjoying a tiled en-suite shower room. The enclosed rear garden has been landscaped over two levels with gated side access, a lawn area, decking and a patio space perfect for alfresco dining. The property also benefits from two allocated private parking spaces, and southerly facing views over the valley towards Dundry.





FLOOR 1



FLOOR 2

**TOTAL: 90 m<sup>2</sup>**  
 FLOOR 1: 46 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**Tenure**  
 Freehold

**EPC Rating**

**Council Tax Band**  
 D

**Services Mains Gas, Electric and Water**

Clifton : 01179 744 766  
 Long Ashton : 01275 393 956  
 Southville : 01174 523 700

