

## Orchard Close, Flax Bourton

### Asking Price £325,000

- Two Bedroom Semi-Detached Bungalow
- NO ONWARD CHAIN
- Immaculately Presented Throughout
- Modern Kitchen
- Generous Sized Living Room
- Master Bedroom with Built in Wardrobes
- Second Bedroom/Dining Room with Built in Wardrobes
- Recently Fitted Bathroom

#### SUMMARY

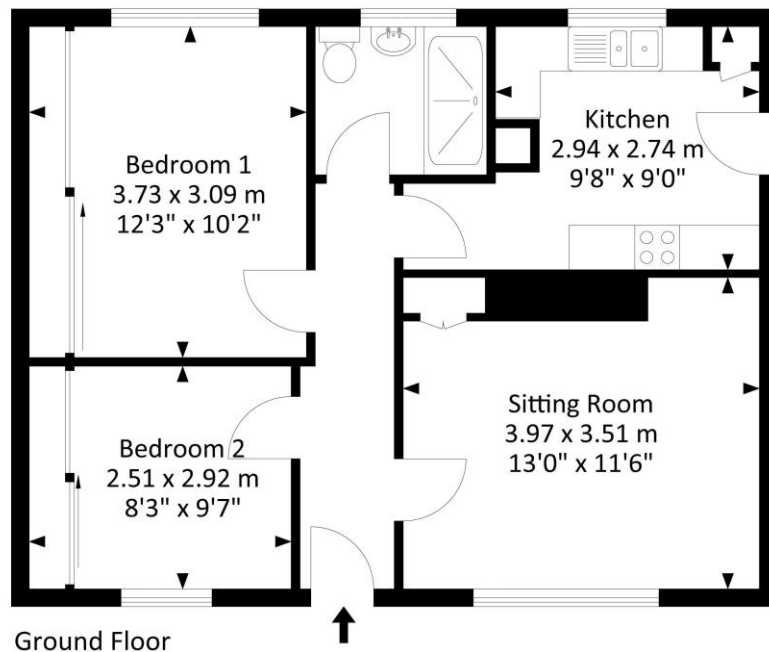
Situated in the sought-after village of Flax Bourton, this modern two-bedroom semi-detached bungalow is being offered with no onward chain. Recently renovated throughout, the home features new Hillarys shutters on all windows, a new front door and updated windows installed within the last couple of years. The property opens into a generous hallway, leading to a bright and spacious living room with a feature fireplace and built-in and storage. The newly installed Howdens kitchen is well-equipped with a range of wall and base units, an integrated Lamona oven and electric hob, built-in fridge/freezer, dishwasher, and washing machine. A door from the kitchen provides access to the rear garden. The main bedroom comfortably accommodates a double bed and includes built-in wardrobes. The second bedroom, currently used as a dining room, also features fitted wardrobes. The contemporary family bathroom is fitted with a dual walk-in shower, W/C and sink. Outside, the rear garden is fully enclosed and primarily laid to pebbles, with space for a greenhouse and shed. The generous front garden is fitted with mature trees and shrubs with a large outhouse with power. The property also offers a newly installed Vaillant air source heat pump (May 2025) and solar panels.





## Orchard Close, Flax Bourton, Bristol BS48 1UD

Approx. Gross Internal Area  
556.10 Sq.Ft - 51.70 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.



**Tenure**  
Freehold

**EPC Rating**  
B

**Council Tax Band**  
A

**Services Electric and Mains Water**

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

