



ESTATE AGENTS

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Bridgman Grove, Filton, Bristol, BS34 7HR

**Offers in the
region of
£310,000**

w: www.keysestateagents.co.uk

Bridgman Grove, Filton, Bristol,

ACCOMMODATION

DESCRIPTION

A well presented spacious extended three bedroom End Town House, ideally suited to a growing family with easy access to local amenities as well as a number of major local employers. In addition the property is ideally located for the motorway networks of the M4/M5/M32 as well as Parkway Train Station. The Accommodation comprises; entrance hall, spacious lounge, open plan kitchen/dining room, family bathroom and to the first floor three good sized bedrooms, outside to the front of the property is off road parking for several vehicles, with a detached garage to the rear providing additional parking, there are garden spaces to the front and rear of the property.

GROUND FLOOR

HALLWAY

Ceiling light point, stairs to first floor, uPVC exterior door

LOUNGE 22'8" max x 11'8" max (6.93m max x 3.56m max)

Feature fire surround, ceiling and wall light points, radiators, laminate wood effect flooring, uPVC double glazed bay window with front aspect.

Lounge 2 photo

OPEN PLAN KITCHEN & DINING AREA

Kitchen Area 22'8" max x 11'8" (6.93m max x 3.56m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops and matching splashback,, sink and drainer with mixer tap, plumbing for washer machine and dishwasher, cooking range with stainless steel extractor fan over, spaces for appliances. Ceiling light points and recessed lighting, part wall tiled, laminate tile effect flooring, uPVC double glazed window.

Two double glazed windows to rear, double glazed french doors to rear, a range of wall and base units with work surfaces over, 1 1/2 stainless steel sink drainer with mixed tap over, five ring gas hob and oven, space for fridge/freezer, plumbing and space for washing machine and dishwasher, tiled splashbacks, radiator.

Dining Area

Ceiling light point, radiator, uPVC double glazed window, uPVC french doors to outside

BATHROOM

Fitted with a three piece white suite with separate walk in shower enclosure, comprises corner bath, pedestal wash hand basin, low level w.c. Recessed lighting, radiator, part tiled walls, ceramic tiled flooring, double glazed velux skylight.

Bathroom photo 2

STAIRS & LANDING

Ceiling light point, uPVC double glazed window.

BEDROOM ONE (front) 12'1 x 11'2 (3.68m x 3.40m)

Storage cupboard, ceiling light point, radiator, uPVC double glazed bay window

BEDROOM TWO (rear) 11'3 x 6'9 (3.43m x 2.06m)

Ceiling light point, radiator, uPVC double glazed window

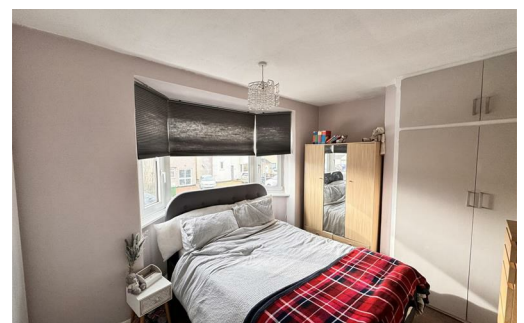
BEDROOM THREE (rear) 8'1 x 7'2 (2.46m x 2.18m)

Ceiling light point, radiator, uPVC double glazed window

OUTSIDE

Good sized parking area to the front. The rear garden is enclosed by boundary fences, there is a raised decking from the house with steps leading onto a grassed area, a path leads to the rear garage.

GENERAL INFORMATION



Bridgman Grove, Filton, Bristol,

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

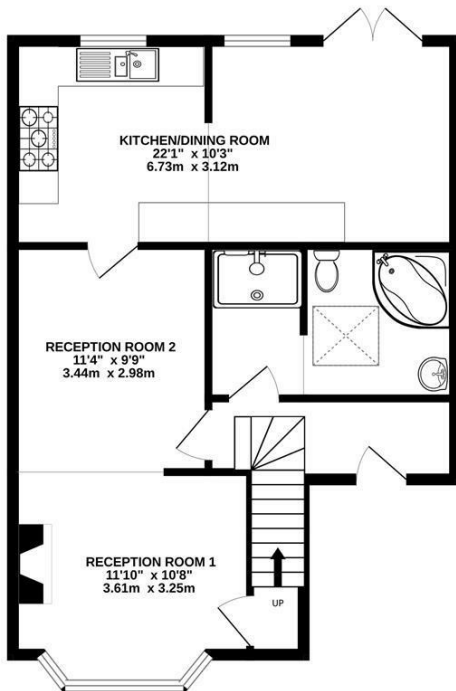
Subject to contract. Vacant possession on completion



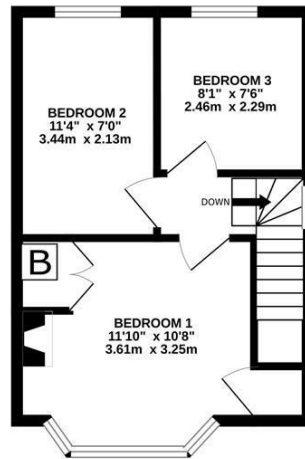
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

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
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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