



31 ARNALL DRIVE,
BRISTOL, BS10 7AR

**GOODMAN
& LILLEY**



SITUATED ON A TUCKED AWAY PATH, ARNALL DRIVE PROVIDES EASY ACCESS TO THE LOCAL GREEN SPACE AND BLAISE CASTLE WHICH IS ONLY A SHORT WALK AWAY.

Hallway

uPVC double glazed door to front aspect, stairs to first floor with under stairs storage,

With side access via a shared alley, the garden is mainly laid to lawn with a patio area and an external storage building.

Lounge

uPVC double glazed window to front aspect, radiator

Dining Area

uPVC double glazed window to rear aspect, radiator

Kitchen

uPVC double glazed window and door to rear aspect, a mixture of eye level and low level storage cupboards with roll top work surfaces, fitted electric hob and oven, extractor fan over. Stainless steel sink with drainer, mixer tap over, space for washing machine, fridge and freezer.

Bedroom 1

uPVC double glazed window to rear aspect, radiator, combi boiler

Bedroom 2

Two uPVC double glazed windows to front aspect, radiator

Bedroom 3

uPVC double glazed window to front aspect, radiator, storage cupboard

Bathroom

uPVC double glazed window to rear aspect, low level toilet, pedestal basin, panel bath with shower head over, radiator

Rear of property

-
- No onward chain
 - Side access
 - Opens onto green space
 - Gated access
 - Laing - easi construction
 - Larger bedrooms
 - Combi Boiler
 - External storage
 - Close to Blaise Castle woods

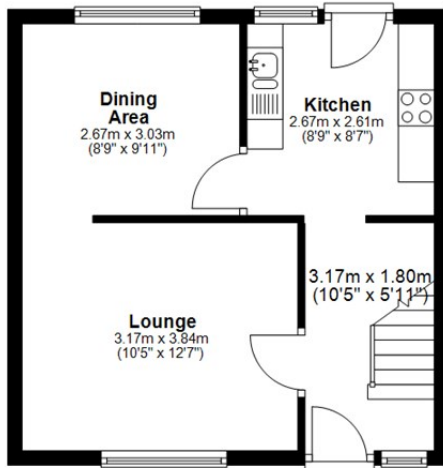


£290,000



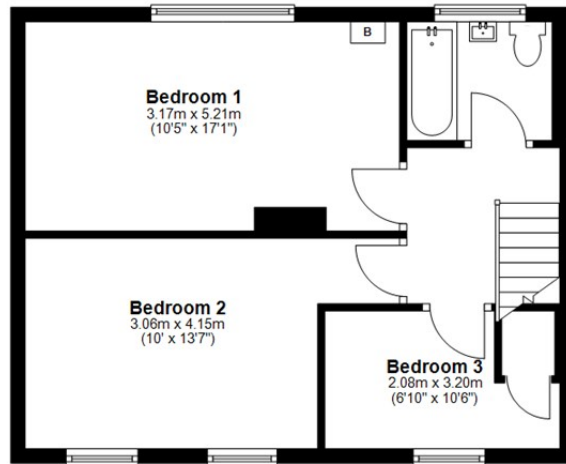
Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 78.0 sq. metres (839.9 sq. feet)

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