



3 Justice Avenue, Saltford, BS31 3DR **Offers In The Region Of £500,000**

NO ONWARD SALES CHAIN Requiring a degree of modernisation is this three bedroom Voisey detached property set in a desirable cul-de-sac location in the sought after village of Saltford. This ideal family home benefits from being within easy walking distance to the 'outstanding' Saltford Primary School, local shops and amenities and within the catchment area of the well regarded Wellsway School. The property offers a good sized rear garden and a block paved driveway providing ample off street parking. An internal inspection is highly recommended.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

Entrance via front door into

Hallway

14'0" x 6'5" (4.27 x 1.97)



Stairs rising to first floor landing, understairs storage cupboard with hanging rail, single radiator, coving, doors to

Sitting Room

17'5" x 11'10" (5.31 x 3.63)



uPVC double glazed window to front aspect, uPVC double glazed patio doors to rear garden, coving, small double radiator, single radiator, door to

Kitchen/Dining Room

13'10" x 10'4" (4.22 x 3.17)



uPVC double glazed windows to rear aspect, obscured uPVC double glazed door to side, coving, single radiator, a range of wall and floor units with worksurfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, 4 ring Smeg gas hob with extractor hood over, Neff oven and grill,

integrated full sized dishwasher, floor mounted Worcester gas boiler, tiled splash backs, tiled flooring, under unit lighting, integrated fridge freezer.

First Floor Landing

9'2" x 6'5" (2.80 x 1.97)



uPVC double glazed window to front aspect, coving, access to loft space, doors to

Master Bedroom

14'0" x 10'5" (4.27 x 3.19)



uPVC double glazed window to rear aspect, single radiator, coving, a range of fitted wardrobes and drawers.

Bedroom Two

11'11" x 9'6" (3.64 x 2.91)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with wooden shelving for linen.

Bedroom Three

8'9" x 7'10" (2.68 x 2.40)



uPVC double glazed window to front aspect, single radiator, coving.

Shower Room



Obscured uPVC double glazed windows to both front and side aspects, a modern suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, large shower cubicle with fixed glazed screen, decorative tiling and mains rainfall shower with separate shower attachment over, chrome heated towel rail, coving, inset spots, wood effect flooring.

Outside



The front of the property has a driveway providing off street parking and access to the single garage, the remainder is laid mainly to a level lawn with raised stone borders. There is pedestrian access to the rear garden via an internal walkway. The front garden is enclosed by part wooden fencing with concrete posts and a low level brick wall. The rear garden has a patio area immediately adjoining the property providing an area for garden furniture, the remainder is laid mainly to a level lawn with raised borders containing a mixture of plants, shrubs and herbaceous perennials. A greenhouse is also included in the sale. The rear garden is enclosed mainly by wooden fence panels with concrete posts and gravel boards.

Covered Inner Walkway



Door to w/c and garage, access to rear garden.

W/C

Window to rear aspect, w/c, shelving.

Single Garage

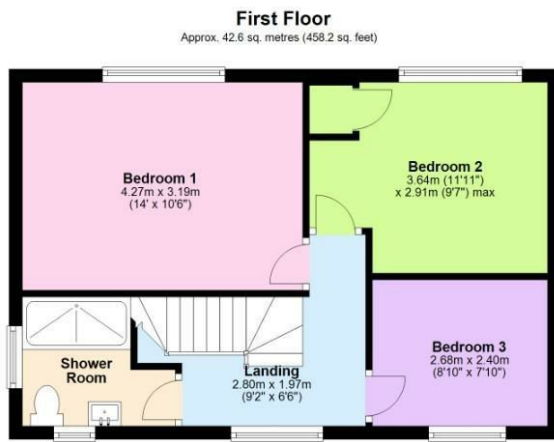
14'3" x 8'3" (4.36 x 2.54)

Metal up and over door, power and light connected, space and plumbing for automatic washing machine, workbench, shelving.

Directions

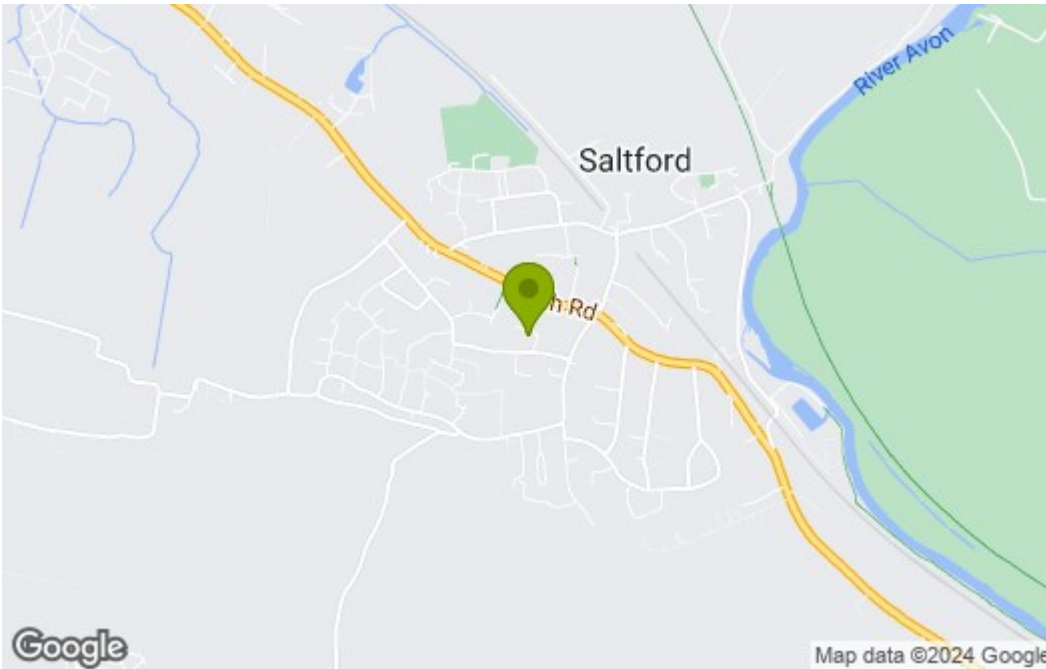
Satnav BS31 3DR

Floor Plan

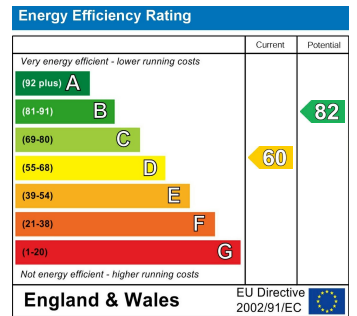


Total area: approx. 105.8 sq. metres (1138.8 sq. feet)
3 Justice Ave, Saltford

Area Map



Energy Efficiency Graph



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