



8 Brockley Road, Bristol, BS31 3BN

£399,995

****NO ONWARD SALES CHAIN**** Nestled in the charming village of Saltford, this three-bedroom end of terrace house on Brockley Road is a gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and a single-story extension, this property offers ample space for comfortable living. Situated on a corner plot, this home enjoys a prime location close to shops and amenities, making daily errands a breeze. The uPVC double glazing and gas fired central heating ensure a cosy environment all year round. With a driveway providing off-street parking, convenience is at the forefront of this property.

Step outside to the enclosed rear garden, perfect for relaxing or entertaining guests in the fresh air. The village of Saltford itself is ideally positioned between the vibrant cities of Bristol and Bath, offering a plethora of shopping, cultural, and educational opportunities. Families will appreciate being in the catchment area of the esteemed Wellsway School in Keynsham, just a short distance away. Saltford village provides a range of local amenities including a golf course, doctors surgery, Tesco, and more, ensuring all your day-to-day needs are met effortlessly.

Don't miss the chance to make this lovely property your own and enjoy the best of village living with easy access to city amenities.

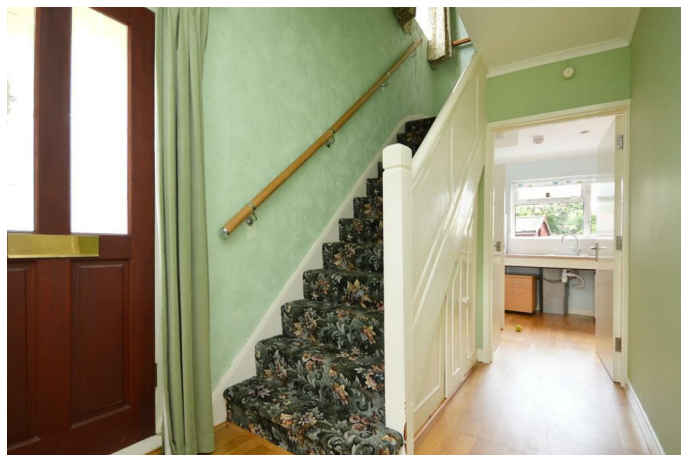
Access via uPVC double glazed obscured door into

Porch

Further door to

Hallway

8'11" x 6'2" (2.72 x 1.90)



Stairs rising to first floor, understairs storage cupboard, wooden flooring, double radiator, uPVC double glazed obscured window to front aspect, doors to

Sitting Room

14'1" x 13'2" (4.31 x 4.03)



uPVC double glazed feature bay window to front aspect, double radiator.

Kitchen/Breakfast Room

19'11" x 11'4" (6.09 x 3.47)



uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, integrated electric hob with extractor over, integrated oven, space for freestanding fridge freezer, space and plumbing for

washing machine, double radiator, wood flooring, spotlights, door to inner hallway, double doors to

Dining Room

12'2" x 7'10" (3.73 x 2.39)



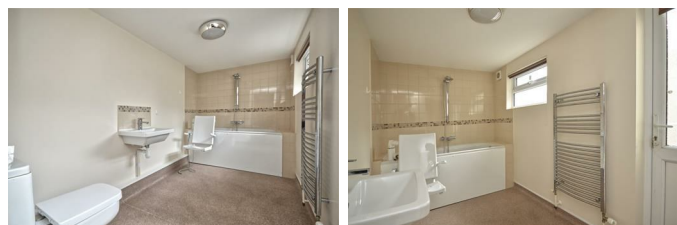
uPVC double glazed door opening to rear garden, uPVC double glazed windows to rear and side aspects, spotlights, double radiator, wood flooring.

Inner Hallway

uPVC double glazed door to front aspect, storage cupboard with space for washing machine, tumble drier and shelving, door to

Downstairs Bathroom

10'2" x 6'4" (3.11 x 1.95)



Obscured uPVC double glazed door to rear garden, uPVC obscured window to side aspect, suite comprising paneled bath with shower attachment over, wall mounted wash hand basin with mixer taps over, close coupled w/c, heated towel rail.

First Floor Landing



uPVC double glazed window to side aspect, access to loft space, doors to

Bedroom One

13'6" x 9'10" (4.12 x 3.00)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, storage cupboard.

Bedroom Two

10'4" x 10'2" (3.16 x 3.11)



uPVC double glazed window to front aspect, single radiator, fitted wardrobe.

Bedroom Three

9'4" x 7'3" (2.87 x 2.22)



uPVC double glazed window to side aspect, single radiator, fitted wardrobes.

Family Bathroom

6'2" x 5'9" (1.89 x 1.77)



Obscured uPVC double glazed window to rear aspect, paneled bath with taps over, pedestal wash hand basin with taps over, w/c, fully tiled, radiator.

Outside



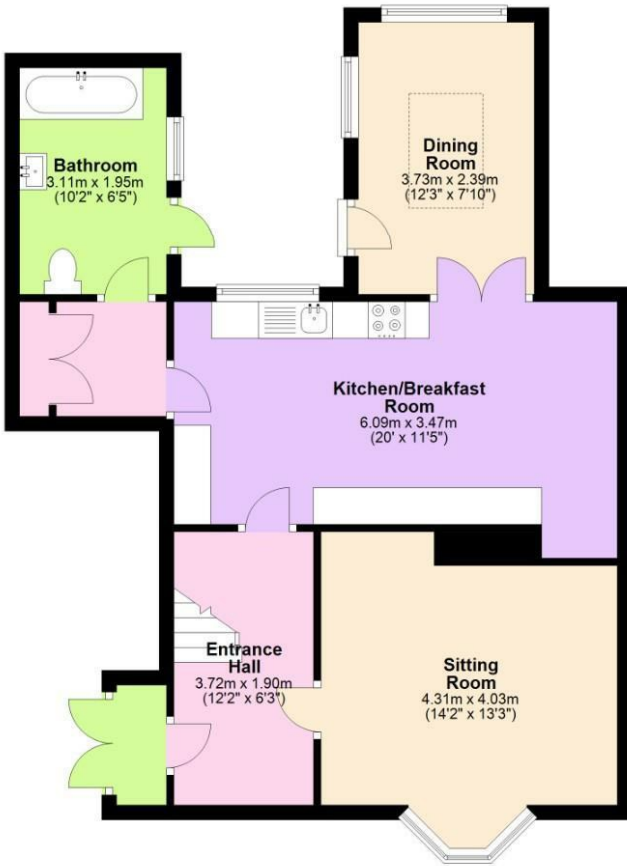
The front and side of the property is laid mainly to lawn with a selection of trees and shrubs, a driveway provides off street parking for several vehicles. The rear garden has a patio area immediately adjacent to the property, the remainder is laid mainly to lawn and is fully enclosed. A garden shed is included in the sale.

Directions

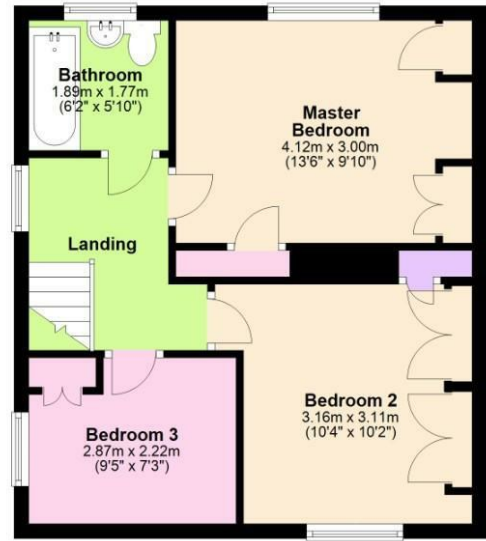
Sat Nav BS31 3BN

Floor Plan

Ground Floor
Approx. 61.6 sq. metres (663.0 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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