



1 Pepys Close, Bristol, BS31 3LS

£475,000

Nestled in the charming Pepys Close, Salford, this delightful three-bedroom link detached house is a gem waiting to be discovered. Boasting two reception rooms, ideal for entertaining or relaxing with loved ones, this property offers a comfortable and spacious living environment. With three bedrooms, there's ample space for the whole family to unwind and make this house a home. Conveniently situated in a sought-after cul de sac, this home is within the prestigious Wellsway school catchment area, making it an ideal choice for families with young children. Additionally, Salford primary school and local amenities are just a leisurely stroll away, adding to the convenience of the location.

Parking is a breeze with space for two vehicles, ensuring you never have to worry about finding a spot. The uPVC double glazing and gas fired central heating provide comfort and efficiency, while the enclosed rear garden offers a private outdoor space to enjoy some fresh air. This property also comes with the added bonus of no onward sales chain, streamlining the buying process for you. Although some modernisation is needed, this presents a fantastic opportunity to put your own stamp on the property and create the home of your dreams.

Don't miss out on the chance to own this wonderful link detached house in a desirable location. Book a viewing today and envision the endless possibilities that this property holds for you and your family.

Entrance via uPVC obscured double glazed front door with obscured glazed side panel into

Hallway

10'4" x 6'0" (3.16 x 1.83)



uPVC double glazed window to side aspect, under stairs storage cupboard, double radiator, storage cupboard with hanging rail and shelving, doors to

Downstairs W/C



Obscured uPVC double glazed window to side aspect, small single radiator, low level w/c, wall mounted wash hand basin.

Sitting Room

13'10" x 10'7" (4.24 x 3.24)



uPVC double glazed window to front aspect, double radiator, coving, wall mounted gas fire, opening to

Dining Room

13'7" x 9'1" (4.15 x 2.77)



Double glazed sliding patio doors to conservatory, single radiator, coving.

Conservatory

9'1" x 7'11" (2.77 x 2.43)



uPVC double glazed windows to side and rear aspects, polycarbonate roof, single radiator, uPVC double glazed pedestrian door to patio and rear garden.

Kitchen

10'9" x 7'6" (3.30 x 2.30)



uPVC double glazed pedestrian door to patio and rear garden, uPVC double glazed windows to both side and rear aspect, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl sink drainer unit with chrome mixer taps over, tiled splashbacks, 4 ring gas hob, space and plumbing for automatic washing machine, space for freestanding fridge freezer, small double radiator, wall mounted gas boiler.

First Floor Landing



Access to loft space, uPVC double glazed window to side aspect, airing cupboard housing hot water tank and wooden shelving for linen, doors to

Master Bedroom

13'10" x 10'5" (4.24 x 3.18)



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

Bedroom Two

13'10" x 9'10" (4.23 x 3.02)



uPVC double glazed window to rear aspect, single radiator, coving, a range of built in wardrobes with hanging rail and shelving.

Bedroom Three

9'3" x 6'9" (2.82 x 2.06)



uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard with hanging rail and shelving.

Shower Room

6'2" x 6'2" (1.89 x 1.88)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle with sliding glazed door and mains shower over, fully tiled, single radiator.

Outside



The front of the garden has a pathway leading to the front door, a driveway provides off street parking and access to the garage, there is also pedestrian access via a gate to the rear of the property with an area of

clipped shrubbery. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, there is also a further patio next to the conservatory, the rear garden benefits from being level with the remainder being laid mainly to lawn with mature planted borders containing a mixture of plants and shrubs. A couple of wooden sheds are included in the sale.

Garage

Electric roller door, power and light connected, pedestrian door and window to rear garden.

Agent Note

A new gas boiler is suggested as the boiler in the property does not comply with up to date emissions.

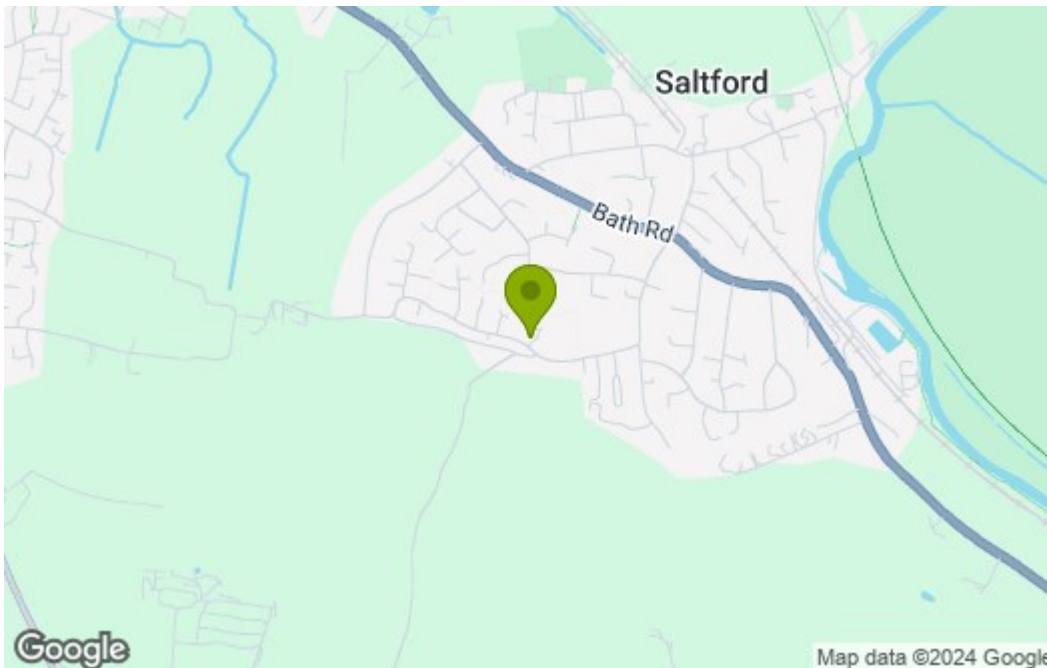
Directions

Sat Nav BS31 4EJ

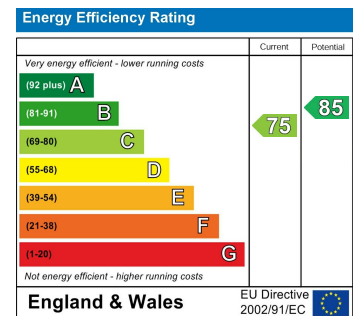
Floor Plan



Area Map



Energy Efficiency Graph



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