



## 68 Norman Road, Bristol, BS31 3BJ

**Offers Over £325,000**

Nestled in the charming village of Saltford, Bristol, this three-bedroom mid-terraced house on Norman Road presents an excellent opportunity for those looking to create their dream home. While the property is in need of modernisation, it offers a solid foundation with gas-fired central heating, featuring a new boiler and double glazing.

The house boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms provide ample space for relaxation and rest. The property also includes a shower/wet room, catering to the needs of modern living. One of the standout features of this home is the enclosed rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

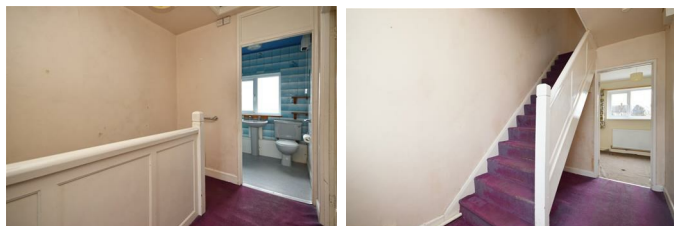
The location is particularly appealing, as it is situated close to local amenities, making daily errands convenient. Additionally, the picturesque riverside walks nearby provide a lovely setting for leisurely strolls.

Families will appreciate being within the well-regarded Wellsway School catchment area, ensuring access to quality education. Furthermore, the property benefits from excellent transport links to both Bath and Bristol, making it ideal for commuters or those who enjoy the vibrant city life.

Entrance via front door into

### Hallway

12'4" x 6'2" (3.76 x 1.89)



Stairs rising to first floor landing, doors to

### Sitting Room

12'4" x 10'9" (3.76 x 3.29)



uPVC double glazed window to front aspect, single radiator.

### Dining Room

10'2" x 9'10" (3.10 x 3.00)



uPVC double glazed window to rear aspect, single radiator, opening to

### Kitchen/Breakfast Room

9'9" x 8'5" (2.98 x 2.58)



uPVC double glazed window to rear aspect, a selection of wall and floor units with worksurface over, sink drainer unit with taps over, space for cooker, space and plumbing for washing machine, pedestrian door to rear aspect.

AGENTS NOTE: Kitchen is in need of modernisation.

### First Floor Landing

Access to loft space, doors to

### Master Bedroom

14'9" x 9'10" (4.50 x 3.00)



uPVC double glazed window to rear aspect, single radiator, a recently fitted Worcester combination boiler, 2 storage cupboards.

### Bedroom Two

11'6" x 10'4" (3.51 x 3.16)



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

### Bedroom Three

9'6" x 7'5" (2.90 x 2.28)



uPVC double glazed window to front aspect, single radiator.

### Shower Room

6'2" x 5'6" (1.89 x 1.70)



Obscured uPVC double glazed window to rear aspect, w/c, pedestal wash hand basin with taps over, wet room style shower with central drain.

### Outside



The front of the property is laid mainly to patio and gravel for ease of maintenance and is enclosed by hedging. The rear garden is laid mainly to lawn and is fully enclosed by wooden fencing with a detached workshop.

### Workshop

8'4" x 6'1" (2.56 x 1.86)

Storage

### Directions

Sat Nav BS31 3BH

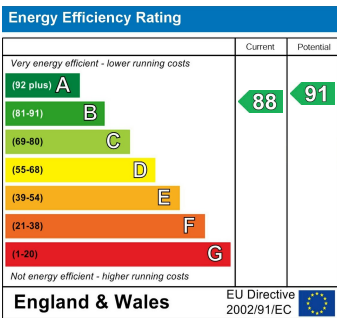
Floor Plan



Area Map



Energy Efficiency Graph



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