



67 Grange Road, Bristol, BS31 3AQ

Offers In The Region Of £575,000

Nestled on the sought-after Grange Road in Saltford, Bristol, this charming three-bedroom semi-detached house, believed to have been constructed in the 1930s, offers a delightful blend of character and modern convenience. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The well-appointed kitchen and bathroom provide essential amenities, while the gas-fired central heating and uPVC double glazing ensure comfort throughout the seasons. The property is further enhanced by a garage and a driveway, offering ample parking space for residents and visitors alike.

One of the standout features of this home is the generously sized enclosed rear garden, providing a private outdoor space ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air.

Conveniently located, this residence is within easy reach of local shops and amenities, making daily errands a breeze. Additionally, excellent transport links to both Bristol and Bath make commuting straightforward. Families will appreciate being within the well-regarded Wellsway school catchment area, ensuring access to quality education for children.

This property presents an excellent opportunity for those seeking a family home in a desirable location, combining comfort, convenience, and a welcoming community atmosphere.

Entrance via uPVC double glazed double doors with uPVC double glazed windows into

Covered Porch

Quarry tiled flooring, light, step up via front door into

Hallway



uPVC double glazed window to side aspect, single radiator, stairs rising to first floor landing, wood effect flooring, under stairs storage cupboard, doors to

Sitting Room

14'7" x 13'4" (4.45 x 4.08)



uPVC double glazed window to front aspect, 2 single radiators, alcove storage cupboard, shelving.

Kitchen/Dining Room

19'10" x 11'11" (6.05 x 3.64)

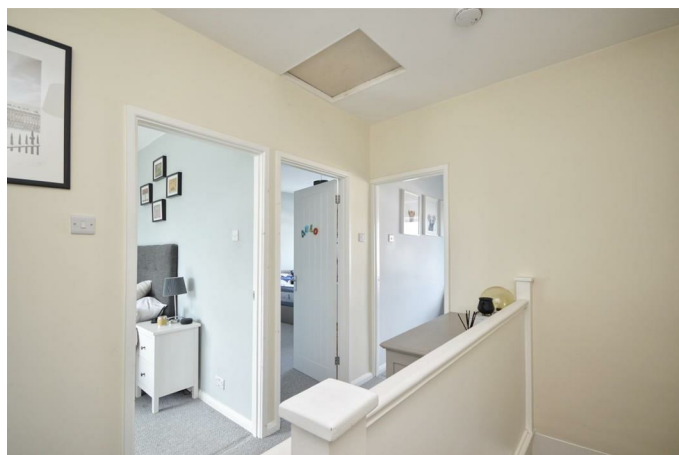


Aluminum window to side aspect, a range of wall and floor units with worksurfaces over, single sink drainer unit with chrome mixer tap over, tiled splash backs, 4 ring gas hob with oven and grill beneath and extractor with light over, integrated slimline dishwasher, space and plumbing for fridge and freezer, (dining area) large uPVC double glazed picture window to rear aspect enjoying pleasant views across the garden, double radiator, alcove storage and shelving, wood effect flooring, opening to

Utility Area

Obscured window to side aspect, tile effect flooring, uPVC double glazed door to rear garden, shelving, space and plumbing for white goods including tumble drier and washing machine, Vaillant wall mounted gas boiler with pressurized water tank.

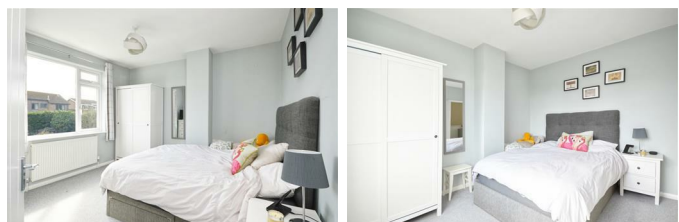
First Floor Landing



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

Master Bedroom

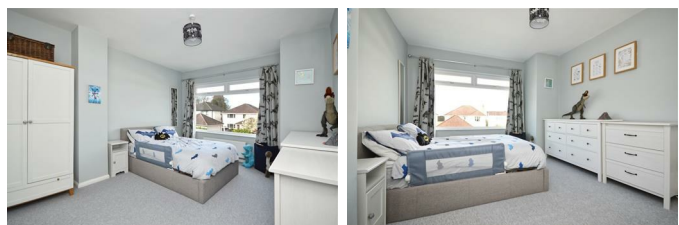
14'7" x 11'9" (4.47 x 3.59)



uPVC double glazed windows to front aspect, double radiator.

Bedroom Two

11'11" x 11'9" (3.65 x 3.59)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

7'10" x 7'10" (2.40 x 2.40)



uPVC double glazed window to front aspect, single radiator.

Family Bathroom

7'7" x 6'6" (2.32 x 2.00)



2 obscured uPVC double glazed windows to rear aspect, suite comprising close coupled w/c, pedestal wash hand basin with mixer tap over, paneled bath with mains shower and separate shower attachment, part hinged glazed shower screen, lighting, extractor, chrome heated towel rail, decorative tiled flooring.

Outside



The rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, steps down lead to a further area of hard standing to the side of the property, the remainder is of a generous size and laid mainly to lawn and benefits of being level. there are borders containing plants and shrubs. There is a further area of patio at the bottom of the garden ideal for garden furniture. The rear garden is enclosed mainly by wooden fencing. The front of the property has a block paved driveway providing off street parking and giving access to the garage. There is pedestrian

access to the rear via a wooden gate. The remainder is laid mainly to lawn with borders containing plants and shrubs.

Detached Garage

Metal up and over door.

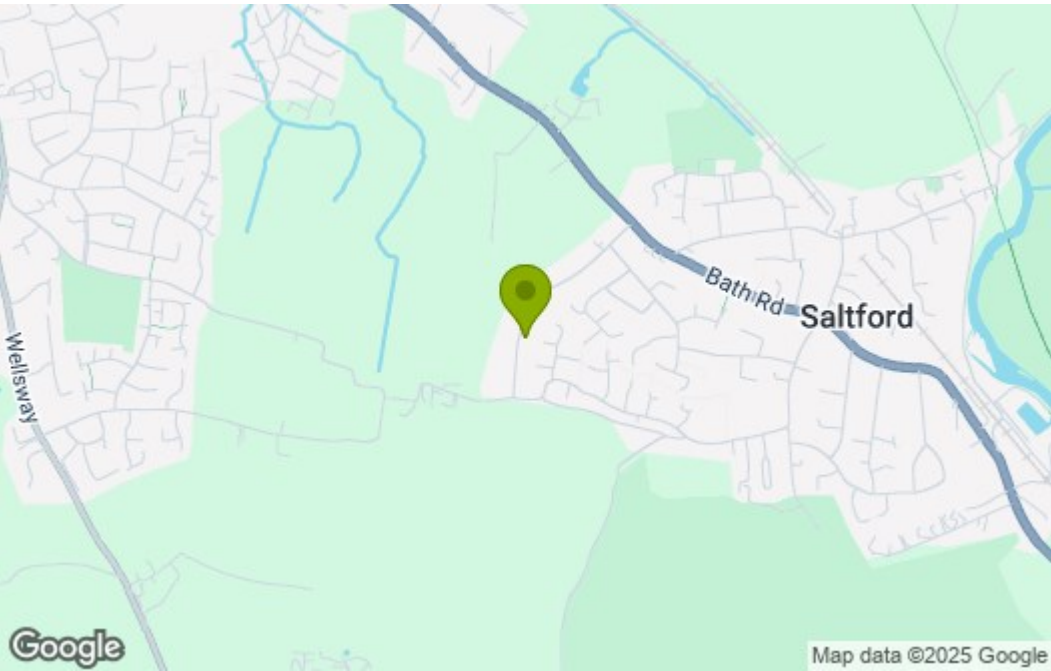
Directions

Sat Nav BS31 3AQ

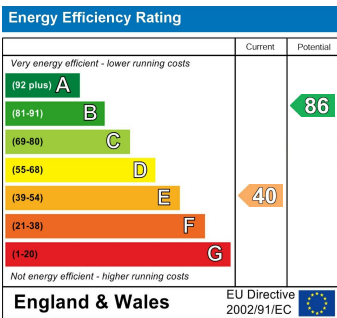
Floor Plan



Area Map



Energy Efficiency Graph



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