



| Stoke Bishop | Guide Price £995,000

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67 Parrys Lane, Stoke Bishop, Bristol, BS9 1AH

- Semi Detached
- 4 Bedrooms
- Nearly 2,000 sq. ft Internally
- Elmlea and Bristol Free School Catchment
- Off Street Parking and Garage
- Lovely South-Westerly Rear Garden

An attractive 4 bedroom semi-detached family home that is excellently positioned for local schools. The property offers great living spaces, 4 well-proportioned bedrooms, modern fitted bathroom, off street parking, garage and a south-westerly facing rear garden. With additional scope and potential this is an exciting opportunity.

The property is accessed to the front, via useful porch, into a welcoming entrance hall that exhibits some beautiful original features and gives access to the reception rooms, kitchen/breakfast room, downstairs WC with utility space, stairwell to the first floor and storage under the stairs. The lounge is to the front with large bay window, gas fireplace with surround, picture rail and is carpeted. The rear reception room currently acts as a good dining space with an area for living space, French doors lead out to a raised decked area and benefits picture rail, gas fireplace with surround and is carpeted. The kitchen breakfast room is light and airy with windows to side and rear, a range of wall and base units, worktop with splashback, stainless steel sink/drainers, plumbing for dishwasher and washing machine. Finally, there is space for a table and chairs and door to the side that gives passage to a side porch.





To the first floor, the landing gives access to the bedrooms, as well as the bathroom. All the bedrooms are of a good size with the rear bedrooms having a lovely view over the gardens. The bathroom has an obscured window to side, bath with separate shower cubicle, wash hand basin, heated towel rail and is partly tiled. Finally, there is a separate WC with obscured window to side.

Outside, there is a good frontage with parking for several cars, lawned area, low level wall to front with hedge and access to the side. The garage is detached with up and over door and a pitched roof.

To the rear, from the house there is a raised decked area with balustrade and this enjoys the afternoon/evening sun. Down several steps and the main garden is laid to lawn with several shrub and hedge borders.

Other properties in the road have extended to the rear and into the loft. This would be possible subject to the usual permissions offering further scope and potential.



**Energy Performance Certificate
Rating F**

Council Tax Band G



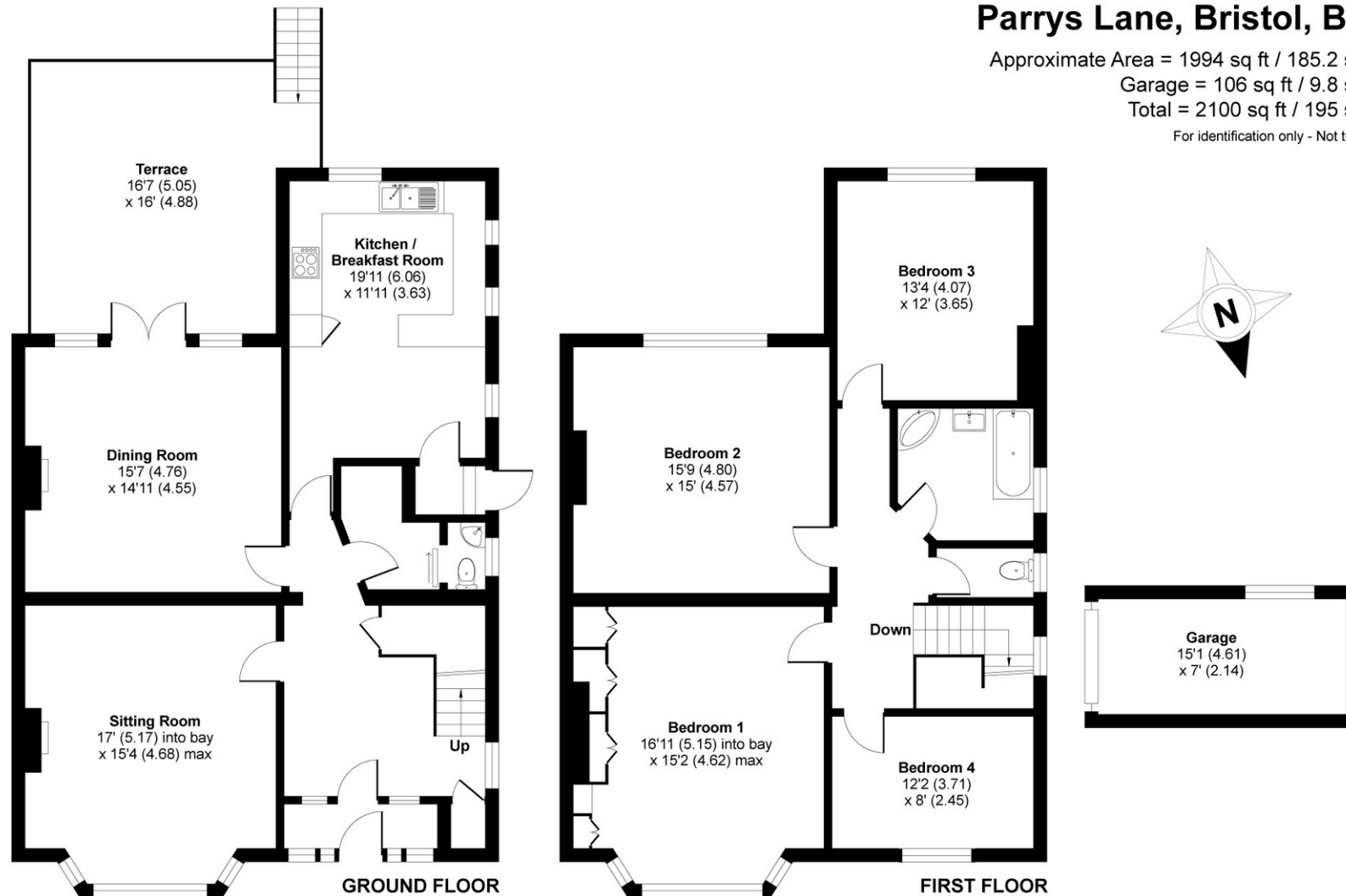
Parrys Lane, Bristol, BS9

Approximate Area = 1994 sq ft / 185.2 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 2100 sq ft / 195 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1248174



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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