



MAGGS  
& ALLEN

16 FOOTES LANE  
FRAMPTON COTTERELL, BRISTOL, BS36 2JQ  
Price Guide £285,000



A recently redecorated & recarpeted, light and bright three-bedroom family home situated in a popular village location offering excellent major transport links. Offered with no onward chain.

## Property Description

The property has been redecorated throughout in neutral tones and provides an excellent blank canvas ready for someone to put their own stamp on it. Enjoying well-proportioned rooms throughout, the property also benefits from a newly landscaped rear garden with benefits from side access.

Entering in via vestibule, opening into smart lounge with feature fireplaces and large window. To the rear is a light and bright open-plan kitchen-diner with a range of base and wall-mounted units and benefitting from plentiful natural light through the sun room. A convenient under stairs storage space completes this space.

Ascending to the first floor landing you will find three bedrooms; two double bedrooms and one single room all of which have been carpeted and decorated in neutral tones. Completing this level is a three-piece bathroom comprising white tiling, shower-over-bath, hand wash basin and WC.

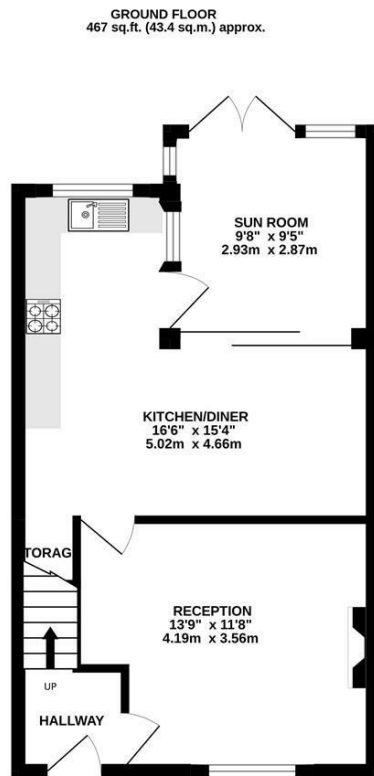
Externally is a landscaped, terraced rear garden that benefits from plentiful natural light due to its position and benefits from side access.

Offered with no onward chain.

## Location

Nestled in a quiet lane at the heart of the popular village of Frampton Cotterell, surrounded by the scenic South Gloucestershire countryside, this location offers proximity to Sainsbury's Frampton Cotterell's primary and secondary schools, and major transport links. A recreation field is just a 2-minute walk away. It also provides convenient access to nearby amenities in Yate, including the railway station and shopping centre.





**TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Renovated three-bedroom property
- Landscaped private rear garden with side access
- Light and spacious rooms
- Good transport links offering easy access into Bristol
- Popular village location
- Offered with no onward chain

**Guide Price:** £285,000

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** D

**Local Authority:** South Gloucestershire

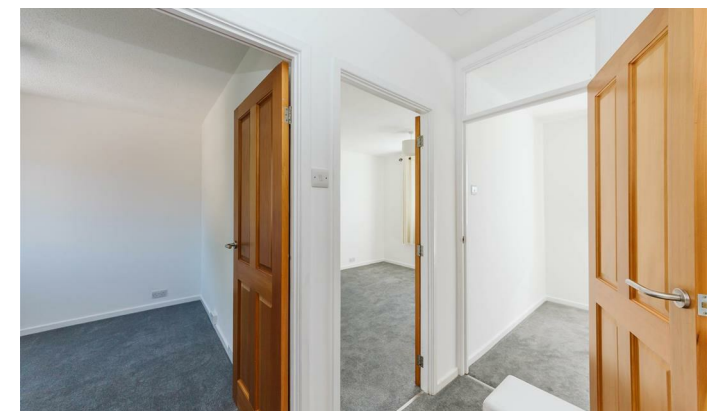
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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