



MAGGS
& ALLEN

22 CROME ROAD
LOCKLEAZE, BRISTOL, BS7 9YG
Guide Price £315,000

An expertly-modernised, three-bedroom terraced property offering far-reaching views and a sizeable rear garden with outbuilding. Offered with no onward chain.

Ground Floor

Opening into a bright entrance hall with wood-effect flooring, understairs cupboard and stairs rising to the first floor landing. Doors open into the lounge and kitchen.

The lounge is a generously-sized room with brick hearth and surround ready for the installation of a fireplace. The space benefits from wood-effect flooring throughout, with a window overlooking the front garden. Entered via the entrance hall, the kitchen is newly-fitted and comprises a range of matching wall and base-mounted units with a high-gloss frontage. A door opens from the kitchen into the dining room, complete with wood-effect flooring and glass sliding doors opening into the rear garden.

First Floor

Ascending to the first floor landing, you will find three bedrooms and a bathroom. Both double bedrooms are complete with built-in storage cupboards, with the second bedroom offering far-reaching views of the local area and countryside beyond. The third bedroom is a generous size and could comfortably accommodate a single bed, and could be further utilised as a home office or dressing room. The bathroom is beautifully-fitted with a contemporary three-piece white suite comprising a toilet with concealed cistern, sink with waterfall tap and vanity unit, as well as a large bath with Mira electric shower over. The loft is accessed via a hatch on the landing and houses the gas combination boiler.

External

From Crome Road, a wooden gate opens into a private front garden area, primarily laid to stone chippings with a path leading to the front door. The front of the property is screened by a hedge of mature shrubs, creating a feeling of privacy. The property also benefits from a superb rear garden with a patio area stepping down to the lawn. The garden is complete with a useful outbuilding, offering a workshop space, outside storage and WC.

Schools

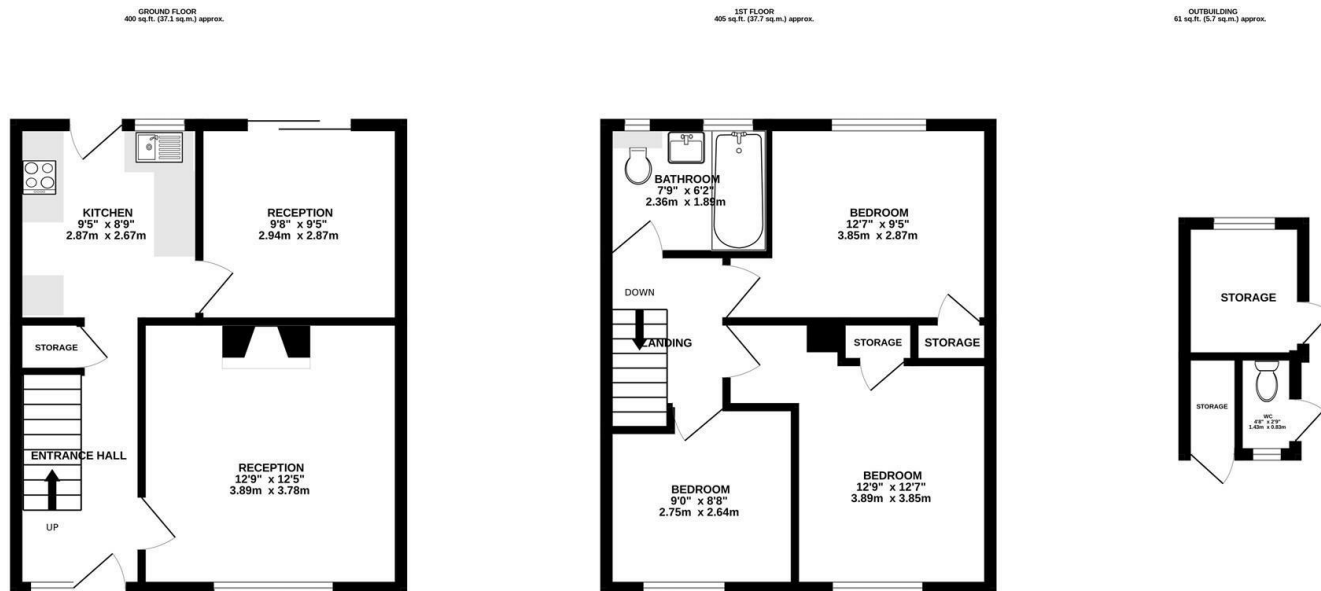
Stoke Park Primary School approx. 0.26 miles
Trinity Academy approx. 0.26 miles
Filton Avenue Primary School approx. 0.37 miles
Wallscourt Farm Academy approx. 0.59 miles
Orchard School Bristol approx. 0.83 miles

Location

The property is located close to the green open space of South Purdown which is popular with dog walkers and runners alike. Both Muller Road Recreational Ground and the Memorial Ground are nearby as well as Lockleaze Sports Centre which is one of Bristol's premier sporting venues. There are the independent shops, restaurants & cafes of Gloucester Road, as well as the Ministry of Defence and Southmead Hospital within easy access.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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- Three-bedroom terraced house
- Private rear garden with outbuilding
- Newly fitted contemporary kitchen and bathroom
- Neutral decor
- Bright and spacious accommodation
- Separate dining room
- Offered with no onward chain

Guide Price: £315,000

Tenure: Freehold

Council Tax Band: B

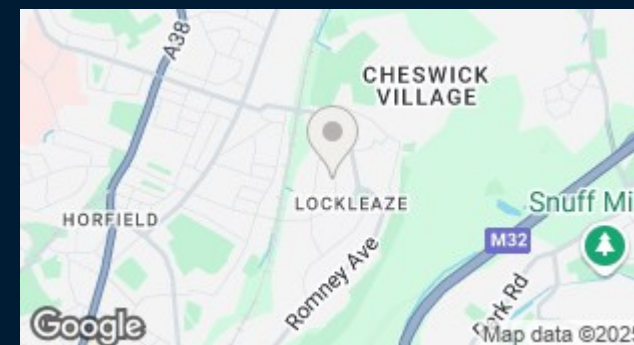
EPC Rating: D

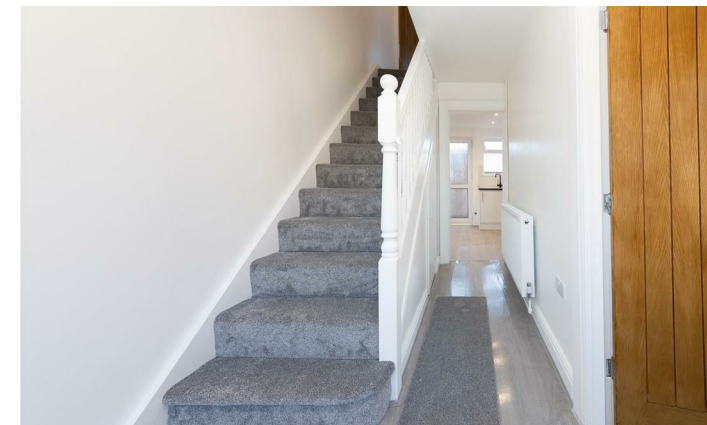
Local Authority: Bristol City Council

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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