







25 Robel Avenue, Frampton Cotterell, Bristol

- Detatched Bungalow
- Lounge
- 3 Bedrooms
- Double Glazed
- Gardens to Front & Rear
- Entrance Porch
- Kitchen
- Bathroom
- Garage & Driveway
- No Upward Chain

£425,000

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Situated in the charming village of Frampton Cotterell, this detached bungalow on Robel Avenue presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. With no upward chain, this property is ready for you to make it your own.

The bungalow boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious entrance hall. The impressive 26-foot lounge/diner provides a perfect setting for relaxation and entertaining, while the kitchen offers practicality and convenience.

The family bathroom a white suite, serves the bedrooms well. Although the property is in need of some cosmetic updating, it offers a blank canvas for you to infuse your style and preferences.

The bungalow is equipped with double glazing and benefits from both oil and electric heating, ensuring warmth and comfort throughout the year. Outside, you will find good-sized gardens that provide ample space for outdoor activities or simply enjoying the fresh air. Additionally, the property features a garage and a driveway, offering convenient off-street parking.

With its prime location in Frampton Cotterell, you will enjoy the tranquillity of village life while still being within easy reach of Bristol's amenities. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area.










Entrance Porch
Double glazed door with matching double glazed side panels to the front, double glazed window to the side, tiled flooring, part tiled walls, further door into

Entrance Hallway
Radiator, storage cupboard, access to insulated loft space with ladder and light, feature glazed arched doorway with matching side panels into

Lounge
26' x 13'9"
Two double glazed windows to the front, double glazed window to the side, Tv point, two electric storage heaters, electric feature fireplace, storage cupboard with shelving.

Kitchen
15'5" x 9'3"
Double glazed window to the rear and side, double glazed door to side, range of wall, drawer, plate, display and base units with work surface over, electric oven and hob with extractor fan over, spaces for washing machine, fridge/freezer, dishwasher, tumble dryer, floor mounted oil boiler, electric storage heater, 1.5 sink unit with mixer tap over, part tiled walls, tiled flooring.

Bedroom One
14'10" x 10'8" max
Double glazed window to the rear, built in mirror wardrobes, electric storage heater.

Bedroom Two
12' x 11'5"
Double glazed window to the side and rear, radiator, electric wall heater.

Bedroom Three
8'6" x 8'5"
Double glazed window to the side, built in wardrobe and drawers, electric wall heater.

Bathroom
5'9" x 5'6"
Double glazed window to the side, white suite comprising panelled bath with shower extension to mixer tap and electric shower over, WC, pedestal wash hand basin, tiled flooring and tiled walls, heated towel rail.

Outside
The walled front garden is well stocked with shrub and flower bed borders, laid mainly to lawn.
The enclosed rear garden is laid to lawn with well stocked shrub, flowers and plant borders, outside tap, garden shed, gated access to the side and covered patio area with glazed window and door to the side of the property.

Garage
There is a detached single garage with up and over door, rafter storage, glazed window to the side. There is a driveway providing off street parking for many vehicles.

Agents note
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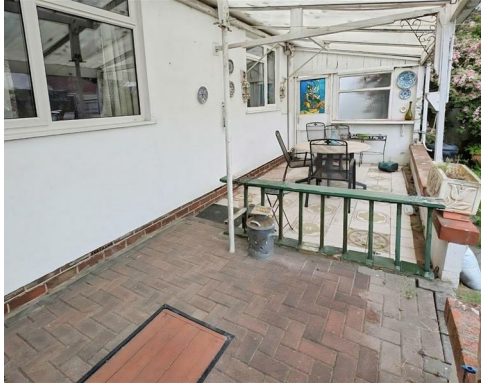










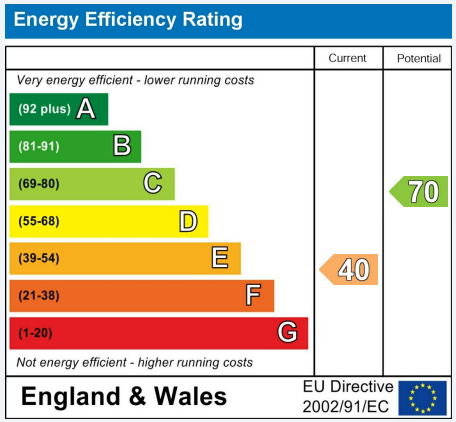
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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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