



Brookside Drive, Frampton Cotterell Bristol BS36 2AF

welcome to

Brookside Drive, Frampton Cotterell Bristol

NO ONWARD CHAINGARAGE*** A three/four bedroom semi-detached family home located in the sought after location Frampton Cotterell. Accommodation comprises; Entrance Hall, Lounge, Dining Room, Ground Floor Bathroom, Ground floor Bedroom, Kitchen, Lean to, Two bedrooms, Office & First Floor W/C.

Entrance

Double glazed door and window to front, understairs storage, radiator

Living Room

17' 3" x 11' 11" (5.26m x 3.63m)
Double glazed window to front, feature electric fireplace with tiled surround, radiator, vinyl flooring

Dining Room

12' 8" x 11' 11" (3.86m x 3.63m)
Double glazed sliding door, coved ceiling, radiator, vinyl flooring

Bedroom Three

10' 11" x 8' 2" (3.33m x 2.49m)
Double glazed window to front, radiator

Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)
Double glazed window to rear, a fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, integrated oven & gas hob with extractor fan over, space for fridge freezer & washing machine, door to lean to, vinyl flooring

Lean To

16' 9" x 3' 9" (5.11m x 1.14m)
Double glazed door, wood decking flooring, power & light, tap, door leading to garden

Bathroom

7' 9" x 6' 9" (2.36m x 2.06m)
Two double glazed windows to rear, corner bath with electric shower over, wash hand basin, w/c, radiator, part tiled walls, vinyl flooring

Landing

Radiator

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)
Double glazed window to front, fitted wardrobes, radiator

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)
Double glazed window to rear, wash hand basin, radiator, vinyl flooring

Office

10' 9" x 4' 8" (3.28m x 1.42m)
Double glazed window to side, built in storage, radiator

W/C

Double glazed window to front, w/c, wash hand basin, towel rail, radiator, wall mounted boiler, part tiled walls, laminate flooring

Garden

Fully enclosed rear garden by boundary fence, patio to lawn, mature shrubs & bushes

Garage

15' 11" x 7' 11" (4.85m x 2.41m)
Up'n'over door, power & light





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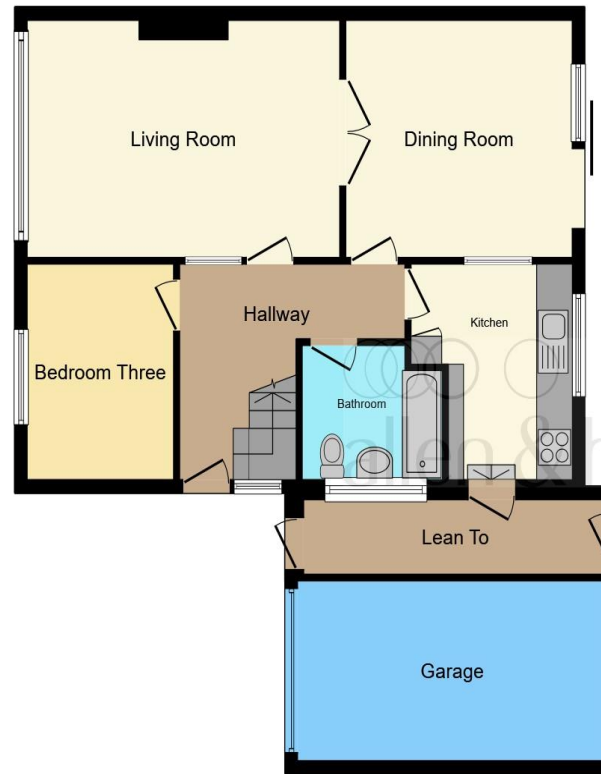
welcome to

**Brookside Drive, Frampton Cotterell
Bristol**

- NO ONWARD CHAIN
- THREE/FOUR BEDROOM SEMI DETACHED CHALET STYLE BUNGALOW
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM & FIRST FLOOR W/C
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS105040 - 0006

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