Ormonds Close,Bradley Stoke Bristol BS32 0DY

allen & harris

welcome to

Ormonds Close, Bradley Stoke Bristol

This lovely home occupies a sought after and very well connected Bradley Stoke postcode. The property offers two bedrooms and well proportioned living space, sizable garage and driveway parking. Presented to a good standard with rear garden, we will be delighted to answer question and book viewings.

Ormonds Road
Entrance Into Hallway
The home offers great kerb appeal given the pretty frontage, lawn space and herbaceous interest. An open porch and modern glazed front door leads into the hallway.

Hallway
The hallway space instantly accentuates the feeling of size and space as found throughout. Here leads to all areas and is finished with modern laminate flooring which leads seamlessly into the kitchen and living room. Further light is granted from the glazed rear back door plus windows and the associated pretty view making for a very welcoming space.

Living Room
13' max x 12' 6" max (3.96m max x 3.81m max)
Again...light and bright and presented very well! The sizable room offers lovely garden views and easily accommodates a dining table in addition to expected lounging items. Finished with ceiling spotlights and ceiling coving.

Kitchen
10' 4" max x 6' 9" max (3.15m max x 2.06m max)
The separate and spacious kitchen with front facing window and fully glazed internal door benefits from light as elsewhere. Complete with wall and base units to include an integrated hob and oven plus matching brushed steel extractor. Lots of storage and additional space for a washing machine and full height fridge-freezer. ** The regularly service boiler is located here.

Stairs Leading Upwards
Well presented staircase with fitted carpet, painted banister and spindles plus stylish wooden handrail. The landing leads to all further areas.

Bedroom 1
13' max x 9' 4" max (3.96m max x 2.84m max)
Well proportioned double bedroom finished to a simple and stylish standard. The space easily accommodates additional furniture items and benefits from garden views.

Bedroom 2
13' max x 6' 10" max (3.96m max x 2.08m max)
The second bedroom is also a double and impressive for a room of its type. The flexible space is presented well and offers pretty front views.

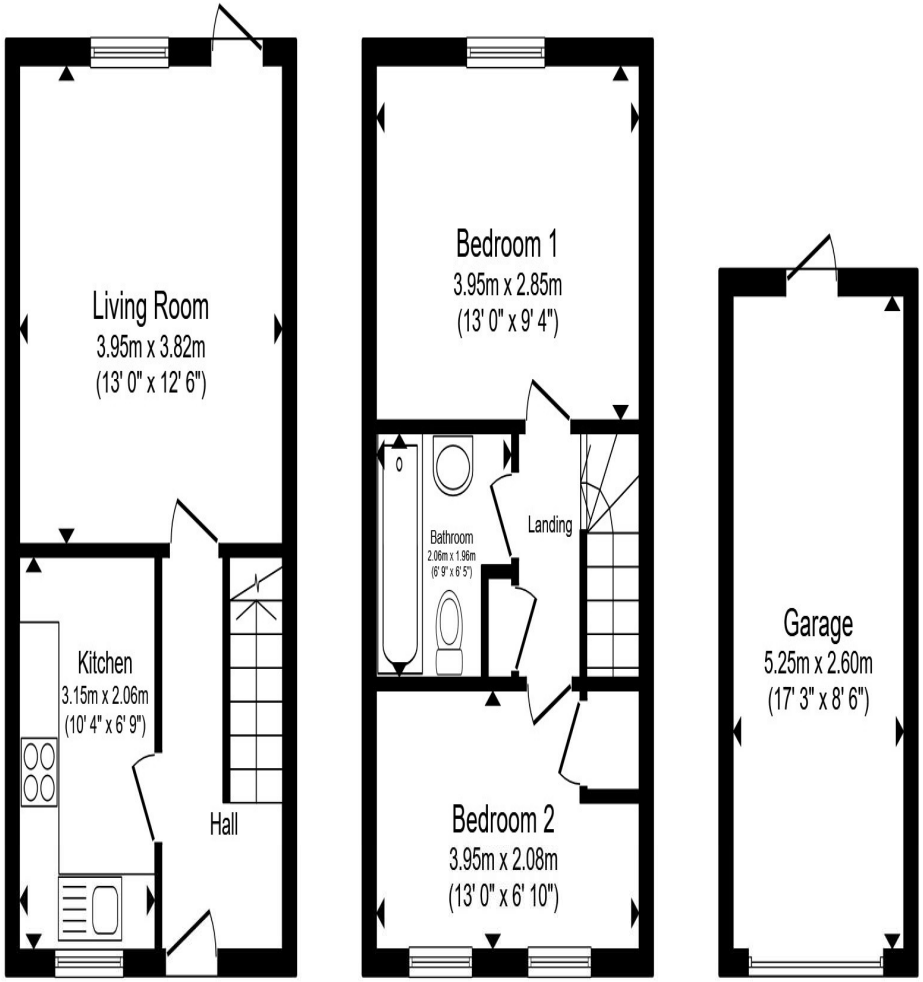
Bathroom
6' 9" max x 6' 5" max (2.06m max x 1.96m max)
Well presented three piece bathroom with electric wall mounted shower, tiling, modern flooring and ceiling mounted extractor.

Garden
Attractive rear garden to include paved directly leading from the house, lawn, herbaceous borders and rear access* offers and ideal opportunity to socialise and some alfresco dining when appropriate! * The rear access (unusually and very usefully) leads via lane to the garage which is located to the end of the terrace.

Garage
17' 3" max x 8' 6" max (5.26m max x 2.59m max)
Sizable garage to include up-and-over door and rear access. Potential future opportunity and tremendous storage in it's current guise.

Parking
Parking in front of garage.

Agents Notes
The property is being sold with vacant possession and no chain.



Ground Floor **First Floor** **Garage**

Total floor area 70.4 m² (757 sq.ft.) approx

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.propertybox.io

allen & harris

welcome to

Ormonds Close,

Bradley Stoke Bristol

- Superb Two Bedroom Mid Terrace Home - NO CHAIN
- Sought-After Bradley Stoke Cul-De-Sac
- Private Garden with Direct Access from Main Living Space
- Further Private Lane to Rear Aspect Leading to Sizable Garage
- Private Parking In Front of Garage

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

£250,000

view this property online allenandharris.co.uk/Property/STG110259

The Property Ombudsman

Property Ref:
STG110259 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

0117 979 8082

StokeGifford@allenandharris.co.uk

41 North Road, Stoke Gifford, BRISTOL, BS34 8PB

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.