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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Welcome Home! This charming, four bedroom, family home is tucked away within ever the popular area of Willsbridge. Having been lovingly owned, this property is sure to prove popular. Perfect for those looking for ease of access to local amenities, school runs, transport links, recreational and green spaces, including historic Willsbridge Mill Nature Reserve. Nearby Avon Valley Railway offers events and experiences. On entering this delightful home, an inviting hallway leads to a generous kitchen/dining room, providing the perfect place in which to create and to enjoy those culinary delights. A lovely lounge located to the rear provides access with views to the charming, low maintenance garden. A convenient downstairs cloakroom as well as the main bathroom is a further plus point here. Having four bedrooms and plenty of storage space all adds to this property's appeal. Parking is not a problem by way of permit allocated parking. A fantastic opportunity not to be missed!



Hallway
9'10 x 8'9 (3.00m x 2.67m)
Obscured double glazed panelled door to front with canopy over, dado rail, stairs rising to first floor with storage space underneath, radiator.

Cloakroom
Obscure double glazed window to front, W.C., vanity wash hand basin.

Lounge
18' x 12'4 (5.49m x 3.76m)
Double glazed patio doors to rear and double glazed full length window with bottom obscure glazed panel, dado rail, generous storage cupboard, TV point, covered radiator.

Kitchen/Diner
12'8 x 11'2 (3.86m x 3.40m)
Double glazed window to front, fitted kitchen units with worktop over, tiled flooring, dado rail, space and plumbing for washing machine, one and a half bowl sink, space for fridge / freezer, range cooker (included in sale), extractor hood, radiator.

First Floor Landing
landing with a half turn landing, doors to all rooms, loft access, airing cupboard housing gas combination boiler.

Bedroom One
14'8 max x 11' (4.47m max x 3.35m)
Double glazed window to rear.

Bedroom Two
10'10 x 11' into recess (3.30m x 3.35m into recess)
Double glazed window to front.

Bedroom Three
12'7 x 6'9 (3.84m x 2.06m)
Double glazed, full length window with obscured glazed bottom panel.

Bedroom Four
9'4 x 6'7 (2.84m x 2.01m)
Double glazed window to rear.

Bathroom
Obscure double glazed window to front, panelled bath with shower and mixer tap over, vanity wash hand basin, W.C, heated towel rail.

Front
Canopy over front door, courtesy light, storage cupboard housing fuse box and consumer unit, path leading to front door.

Rear Garden
Fully enclosed by way of boundary fencing, mainly laid to decking with shrubs, flower borders and tree.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

