



**Corinum Close,
Bristol, BS16 7HW**

PRICE: £320,000

Property Features

- End Terrace House
- Three Bedrooms
- Cloak Room
- Garage
- New Kitchen
- New Carpets & Decoration
- No Onward Chain



Full Description

Hallway

Door to hallway with double glazed window to side, radiator and doors to;

Living Room

Double glazed window to front, two radiators, electric fire with surround. Stairs rising to 1st floor landing and door to;



Kitchen/Diner

Double glazed window and French doors to rear garden, a newly fitted kitchen with a range of wall and base units with work surface over, integrated gas hob, integrated oven, one and a half bowl sink with drainer and mixer tap, space for washing machine and space tumble dryer, space for fridge freezer, radiator and under stairs storage cupboard.



Cloakroom

Double glazed obscure window to front, low-level WC, vanity hand wash basin, tiled splashback and radiator.

Landing

Double glazed window to side, access to loft and doors to;

Bedroom 1

Double glazed window to front and radiator.

Bedroom 2

Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to front, radiator and over stairs storage cupboard housing hot water cylinder.



Bathroom
Double glazed obscure window to rear, panelled bath with main shower over, part tiled walls, low level WC, vanity hand wash basin with mixer tap and radiator. Shaver point and extractor fan.

Garden
Enclosed by fencing, mainly to decking and patio with gravel areas access to side via gate.

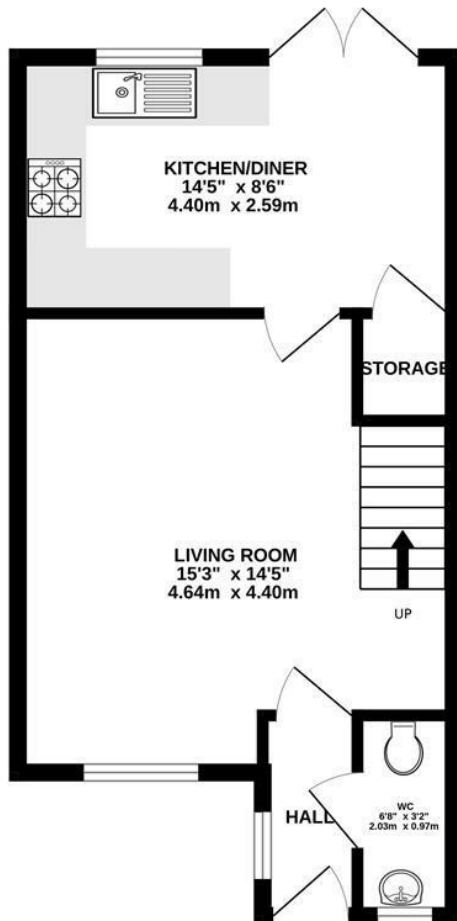
Garage
Garage is located under a coach house to the rear.



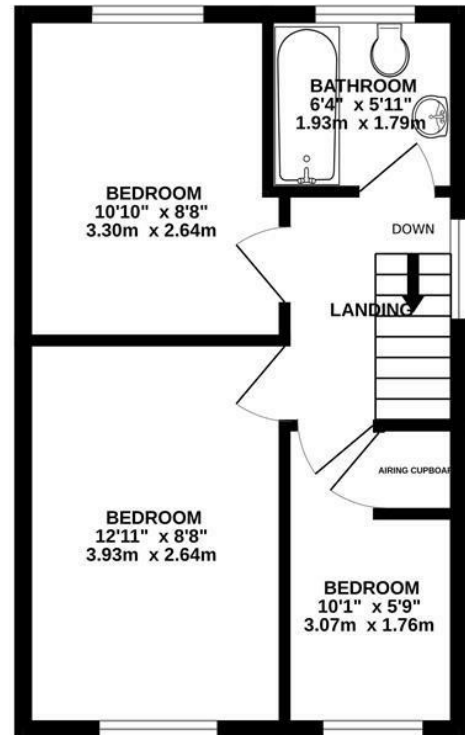
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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