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CARDIFF VALE CAERPHILLY BRISTOL

# Callington Road

BRISLINGTON

Comments by Ms Ellie Powell

**Property Specialist**

Ms Ellie Powell

Sales Negotiator

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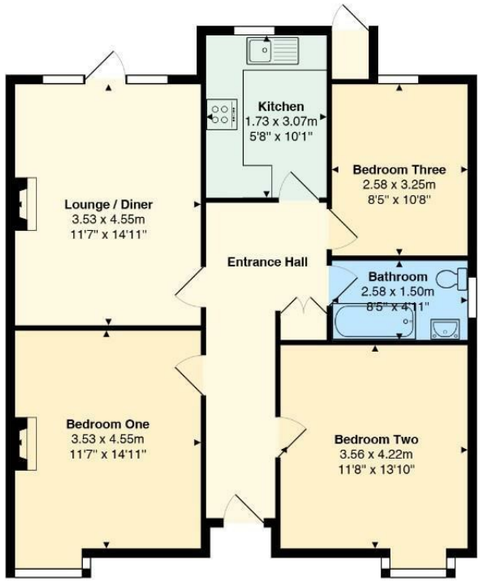
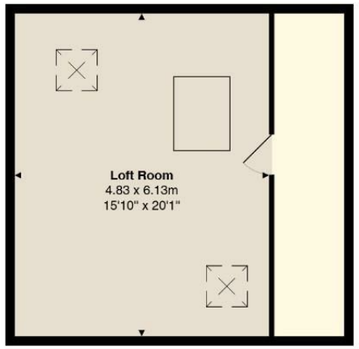
Comments by the Homeowner

**Callington Road, Brislington, Bristol, BS4 5BZ**




All measurements are approximate and for display purposes only

# Callington Road

*Brislington, Bristol, BS4 5BZ*

Offers In The Region Of

£395,000

3 Bedroom(s) | 1 Bathroom(s) | 1184.04 sq ft

Contact our

*Property Outlet Branch*

0117 935 4565

Nestled in the desirable BS4 area of Bristol, this charming semi-detached bungalow on Callington Road offers a perfect blend of comfort and convenience. Spanning an impressive 110 square meters, the property features three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The well-appointed bathroom caters to all your needs, while the kitchen provides ample opportunity for culinary creativity.

One of the standout features of this property is the private garden, a tranquil oasis where you can unwind or enjoy al fresco dining during the warmer months. Additionally, the bungalow benefits from driveway parking and a garage, ensuring that parking is never a concern.

With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property and envision your future in this lovely home.

**Hallway**

**Kitchen 10'0" x 5'8" (3.07 x 1.73)**

**Lounge / Diner 14'11" x 11'6" (4.55 x 3.53)**

**Bedroom One 14'11" x 11'6" (4.55 x 3.53)**

**Bedroom Two 13'10" x 11'8" (4.22 x 3.56 )**

**Bedroom Three 10'5" x 9'8" (3.18 x 2.95 )**

**Bathroom 8'5" x 4'11" (2.57 x 1.50 )**

**Loft Room 20'0" x 15'10" (6.12 x 4.83)**

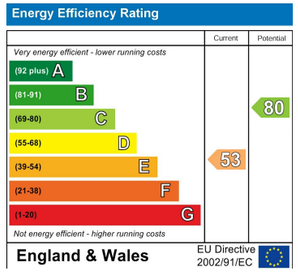
**Drive Way and Garage**

**Tenure**

We have been advised by our client this property is freehold. This is to be confirmed by your legal advisor

**Council Tax**

Band - C


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
53
80
England & Wales
EU Directive 2002/91/EC