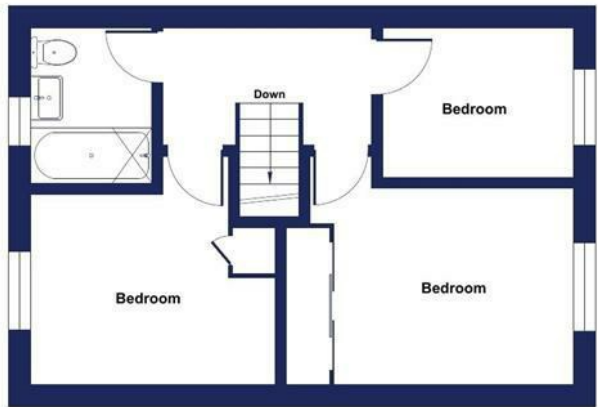


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Millfield Drive, Bristol, BS30

Approximate Area = 768 sq ft / 71.3 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 901 sq ft / 83.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1506274



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

32 Millfield Drive, North Common, Bristol, BS30 5NR



£375,000

An immaculately presented three bedroom semi detached home that benefits from improvements made by the current owners.

- Semi detached ▪ Entrance hall ▪ Lounge ▪ Kitchen/Diner ▪ Three bedrooms ▪ Bathroom ▪ Driveway ▪ Garage ▪ Rear garden ▪ Well presented

www.daviesandway.com
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32 Millfield Drive, North Common, Bristol, BS30 5NR

Improved and modernised throughout during the current ownership, this three bedroom semi-detached home offers a fantastic opportunity for first time buyers, families and those looking to downsize, providing well presented accommodation that is ready to move straight into.

The property is entered through an entrance hall providing access to a generous lounge and a stylish modern kitchen/diner, which benefits from direct access to the rear garden. Upstairs, three well proportioned bedrooms are found, with the principal bedroom benefiting from fitted wardrobes, all served by a contemporary three piece suite family bathroom.

Outside, both the front and rear gardens have been thoughtfully improved with ease of maintenance in mind. The landscaped rear garden features an artificial lawn and composite decking, while the front is predominantly printed concrete providing off road parking and is accessed via a dropped kerb. Further benefits include a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors to ground floor rooms and staircase to first floor, radiator and power points.

LOUNGE 4.8m x 4.5m (15'8" x 14'9")

Double glazed windows to front aspect, storage cupboard under stairs, radiator and power points.

KITCHEN/DINER 4.8m x 2.6m (15'8" x 8'6")

Double glazed window and door to rear garden. Matching high gloss wall and base units with work surfaces over, integrated double oven and gas hob with extractor hood over and spaces and plumbing for washing machine and tumble dryer. One and quarter basin with mixer tap over, tiled splashbacks to surface areas and a wall mounted gas combination boiler in wall unit. Spotlights, radiator and power points.

FIRST FLOOR

LANDING

Doors to first floor rooms, access to loft via hatch and power points.

BEDROOM ONE 3.5m x 2.7m (11'5" x 8'10")

(Measurements excluding wardrobe). Double glazed window to front aspect, fitted wardrobes with sliding doors, radiator and power points.

BEDROOM TWO 3.3m x 2.7m (10'9" x 8'10")

Double glazed window to rear aspect, cupboard over bulkhead of stairs, radiator and power points.

BEDROOM THREE 2.6m x 2m (8'6" x 6'6")

Double glazed window to rear aspect, radiator and power points.

BATHROOM 2m x 1.6m (6'6" x 5'2")

Double glazed obscured window to rear aspect, panelled bath with tap and shower off mains over with a glass shower panel, pedestal basin with mixer tap and a low level WC. Fully tiled walls and flooring, spotlights and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Printed concrete driveway accessed via dropped kerb and providing access to garage.

REAR GARDEN

Low maintenance composite decking for outdoor dining and laid artificial lawn. Fenced boundaries, pedestrian door to garage, outside tap and power points.

GARAGE 4.9m x 2.5m (16'0" x 8'2")

Electric roll up garage door to front of property, pedestrian door to garden, lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

There are historic covenants on this property.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom)

