



**Grace Drive,
Bristol, BS15 4JX**

**PRICE: Offers Over
£270,000**

Property Features

- Two Double Bedroom
- Semi Detached
- Beautifully Presented
- Popular Location
- Perfect for First Time Buyers
- Good Sized Rear Garden

Full Description

Entrance Hallway

Double glazed obscure door to hallway, with under stairs storage cupboard, stairs rising to 1st floor landing and doors to;

Living Room

Double glazed window to front, storage cupboard and radiator.

Kitchen/Diner

Double glazed obscured door to side, two double glazed windows to rear. Kitchen comprises of a range of wall and base units with work top over, integrated oven, gas hob and space for washing machine and space for fridge and space for freezer. Radiator, folding doors to living room.

Landing

Double glazed window to side, access to loft and airing cupboard housing wall mounted valent boiler.

Principle Bedroom

Double glazed window to front, radiator and over stairs storage cupboard with hanging space.

Bedroom 2

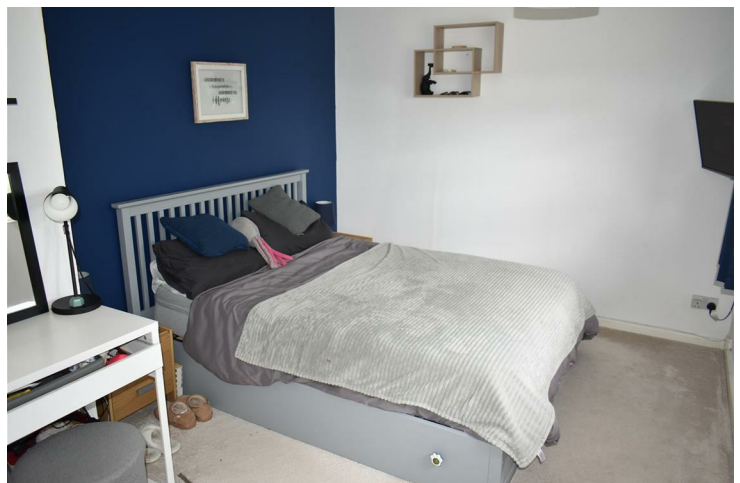
Double glazed window to rear and radiator.

Shower Room

Two double glazed obscure windows to rear, suite comprising fully tiled shower cubicle with mains waterfall shower, vanity low level WC, vanity hand wash basin with mixer tap, fully tiled walls and heated towel rail. Spotlights and extractor fan.

Garden

Good sized rear garden, mainly laid to lawn, with patio area and brick built shed. Side access via gate.



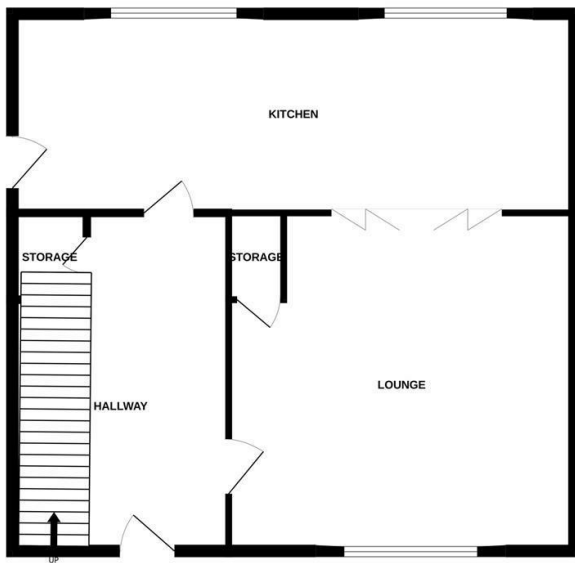


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

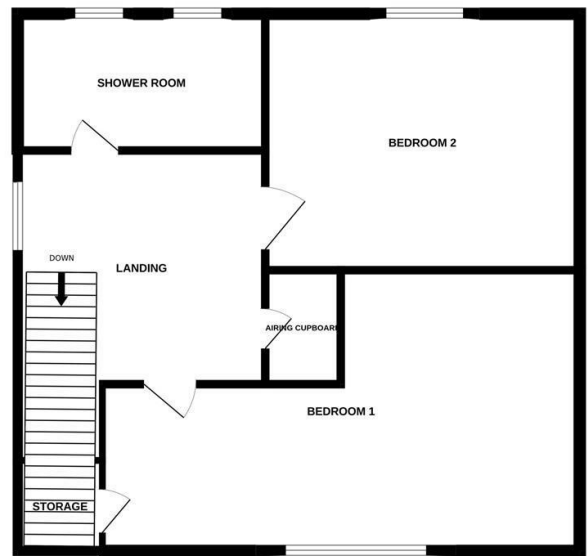
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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