Eveleighs

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44 Cowling Drive, Bristol, BS14 8DS

£320,000

This immaculate three-bedroom terraced house is offered **for sale** in a popular residential area of Bristol, ideal for first-time buyers and families.

The ground floor features an entrance hall with under-stairs storage and a separate sitting room to the front with a feature fireplace. To the rear, a modern open-plan kitchen / diner / family room forms the heart of the home, fitted with cream high gloss units and integrated oven, hob, microwave and dishwasher. There is a utility cupboard with space and plumbing for a washing machine and access to a downstairs WC. The open-plan area benefits from a vaulted ceiling with Velux windows, underfloor heating and bifold doors opening onto the rear garden.

Upstairs, there are three bedrooms: two doubles and one single, together with a well-presented bathroom with shower over the bath. The property enjoys pleasant views to the rear.

Externally, a block-paved driveway provides off-street parking. The rear garden offers a decked seating area, raised pond, steps down to a lawned area and a courtesy gate giving access to a shared path to the front.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

01275 409088

Entrance Hall

Sitting Room
12'11" x 11'8" (3.96 x 3.58)

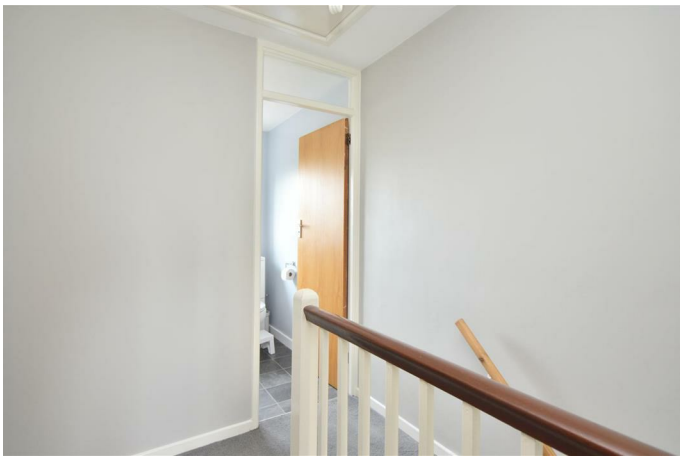
Kitchen / Diner / Family Room

Kitchen Area
14'10" x 9'4" (4.53 x 2.85)

Dining / Family Area
12'11" x 11'8" (3.96 x 3.56)

Downstairs WC

First Floor Landing



Bedroom One
13'8" x 12'11" (4.19 x 3.94)

Bedroom Two
13'8" x 9'3" (4.19 x 2.84)

Bedroom Three
9'8" x 8'9" (2.95 x 2.68)

Bathroom
7'11" x 5'8" (2.42 x 1.74)

Outside

View to Rear

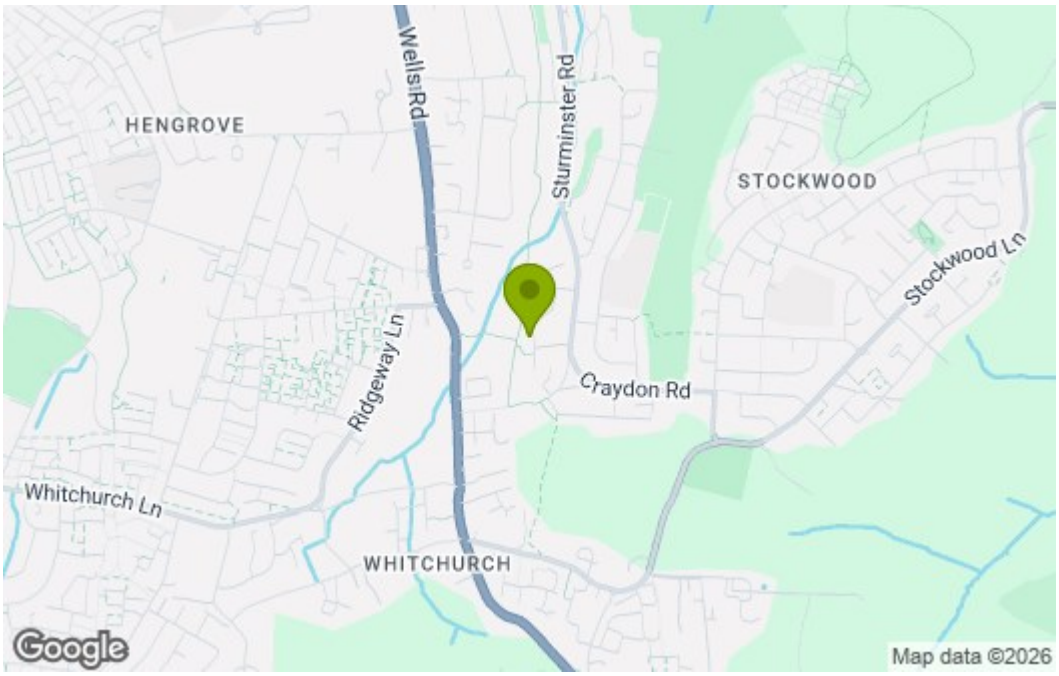
Agent Note
Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

Floor Plan

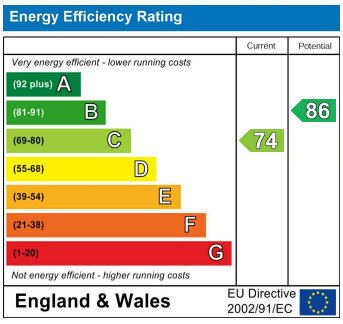
Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

44 Cowling Drv, Bristol

Area Map



Energy Efficiency Graph



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