



Coombes Way, South Gloucestershire
, BS30 8YP

£250,000



Coombes Way, South Gloucestershire

DESCRIPTION

This one-bedroom end of terrace house is offered for sale and occupies a corner plot in the popular North Common area of South Gloucestershire. Ideal for first-time buyers and investors, the property combines well-planned internal accommodation with useful outside space and parking.

The ground floor comprises of a kitchen with space for dining and the added convenience of a cloakroom. Upstairs there is a separate reception room and a double bedroom with built-in wardrobes.. The property further benefits from an ensuite bathroom.

Externally, the house enjoys a garden which backs on to the cycle path leading to Bristol and Bath, blocked paved driveway providing off-street parking with further parking to the side and a single garage with electric up and over door , all valuable features in this location.

North Common sits between Bristol and Bath, with easy access to local amenities in nearby Longwell Green and Oldland Common, including supermarkets, independent shops and cafés. There are nearby schools within the local area.

For commuters, Keynsham railway station is accessible by road, offering services to Bristol Temple Meads in around 10–15 minutes and to Bath Spa in a similar time, providing straightforward access to major employment and leisure centres. The area is also well known for its walking and cycling routes, with local paths and green spaces offering opportunities for recreation and exercise.

This corner plot end of terrace house presents a practical option in a sought after location, with features that will appeal to both owner-occupiers and rental investors.

PLEASE NOTE, in accordance with the Estate Agents Act 1979, we must advise that the vendor of this property is a employee of Hunters Estate Agents.



ROOMS

AGENTS NOTE

Under the estate agency act 1979 the vendor of the property is an employee of Hunters Estate Agents

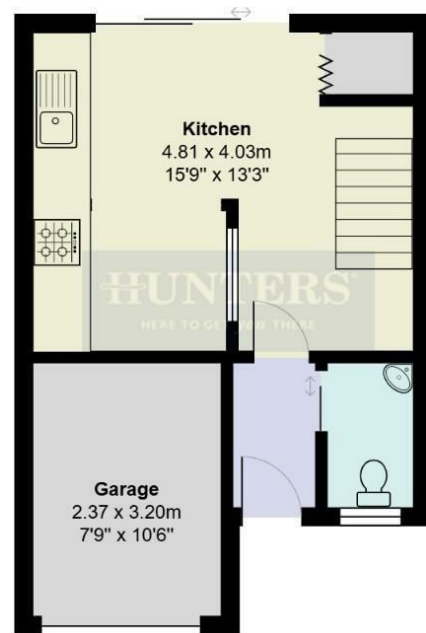


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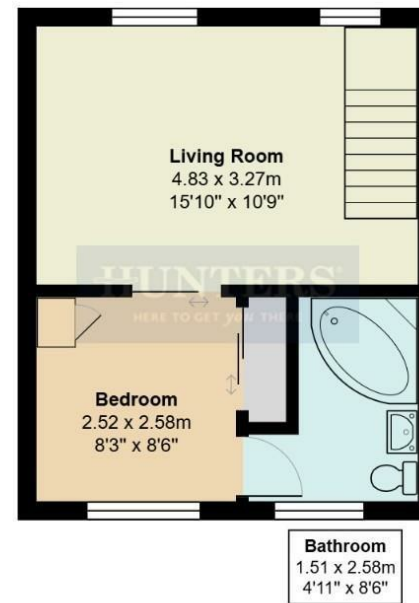
Approximate Gross Internal Area 52.8 sq m / 569 sq ft

Total Area: 61.1 m² ... 658 ft²

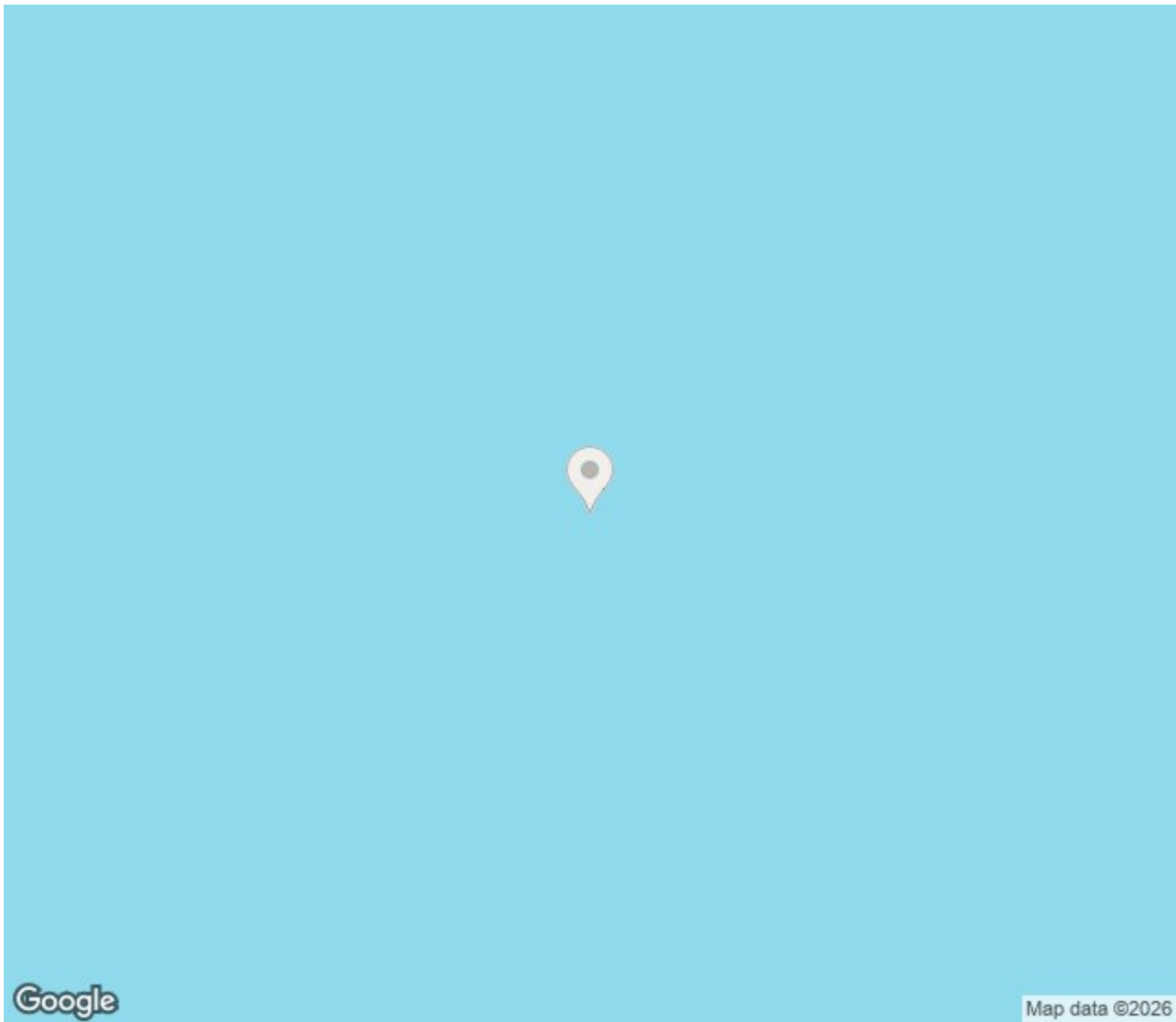
Ground Floor



First Floor







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.