







56 Wrington Close, Little Stoke, Bristol

- Terraced House
- Modern Fitted Kitchen/Diner
- 3 Bedrooms
- Gas Central Heating, Double Glazed
- Parking
- Lounge
- Conservatory/Utility Area with Fitted Roof
- Modern White Shower Room
- South Westerley Enclosed Rear Garden
- Viewing Strongly Advised

HUNTERS®
HERE TO GET *you* THERE

Offers In Excess Of £300,000

Situated in Wrington Close, Little Stoke, Bristol, this well-presented terraced house offers a delightful blend of comfort and modern living. Built in 1973, this property spans an impressive 839 square feet and features two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you are greeted by a welcoming entrance porch that leads into a spacious lounge, providing a warm and inviting atmosphere. The modern fitted kitchen/diner is a highlight of the home, offering a stylish space for culinary pursuits and family gatherings. Additionally, the conservatory/utility area with fixed roof enhances the living space, allowing for versatility and practicality.

The property boasts three bedrooms, ideal for families or those seeking extra space for guests or a home office. The modern white shower room adds a contemporary touch, ensuring convenience for all residents.

Further enhancing the appeal of this home are the benefits of double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Outside, you will find gardens to both the front and a south-westerly facing rear, perfect for enjoying the sunshine. Off-street parking for one vehicle adds to the convenience of this lovely property.

Viewing is strongly advised to truly appreciate all that this charming home has to offer. Whether you are a first-time buyer or looking for a family home, this property is sure to meet your needs and exceed your expectations.










Porch
Double glazed door and double glazed window to the front, double glazed window to the side, wall mounted gas boiler, built in cupboard, wood effect flooring, door into

Lounge
14'8" x 13'7"
Double glazed window to the front, gas feature fireplace in wooden surround, TV point, radiator, stairs to 1st floor, opening into

Kitchen/Diner
14'8" x 9'7"
Double glazed window and double glazed patio door to the rear, range of modern wall and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in electric oven and built in microwave, induction hob with extractor fan over, integrated dishwasher, spaces for fridge/freezer, table and chairs, under stairs storage cupboard, radiator, tiled effect flooring.

Conservatory/Utility Area
12'1" x 10'8"
Double glazed French doors with double glazed windows to the rear, plumbing for washing machine and space for tumble dryer with work surface over, ceiling spotlights, wood effect flooring.

First Floor Landing
Access to boarded loft space with carpet, light, double glazed Velux window. Wood effect flooring, doors into

Bedroom One
14'6" x 8'7"
Double glazed window to the front, radiator, wood effect flooring.

Bedroom Two
9'5" x 8'7"
Double glazed window to the front, radiator, built in wardrobes, built in over bed storage cupboards, wood effect flooring.

Bedroom Three
10'2" max x 5'11"
Double glazed window to the front, radiator, wood effect flooring.

Shower Room
5'10" x 5'6"
Double glazed window to the rear, white suite comprising, shower cubicle, pedestal wash hand basin, WC, heated towel rail, tiled to visible wall and floor area, ceiling spotlights.

Outside
The front is laid to stones with pathway leading to the front door with open outlook.
The enclosed south westerly facing rear garden is laid to artificial grass, with decked area, garden shed, gated access leading to the rear.

Parking
There is a parking space to the rear of this property.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.







Approximate Gross Internal Floor Area = 76.7 sq m / 826 sq ft

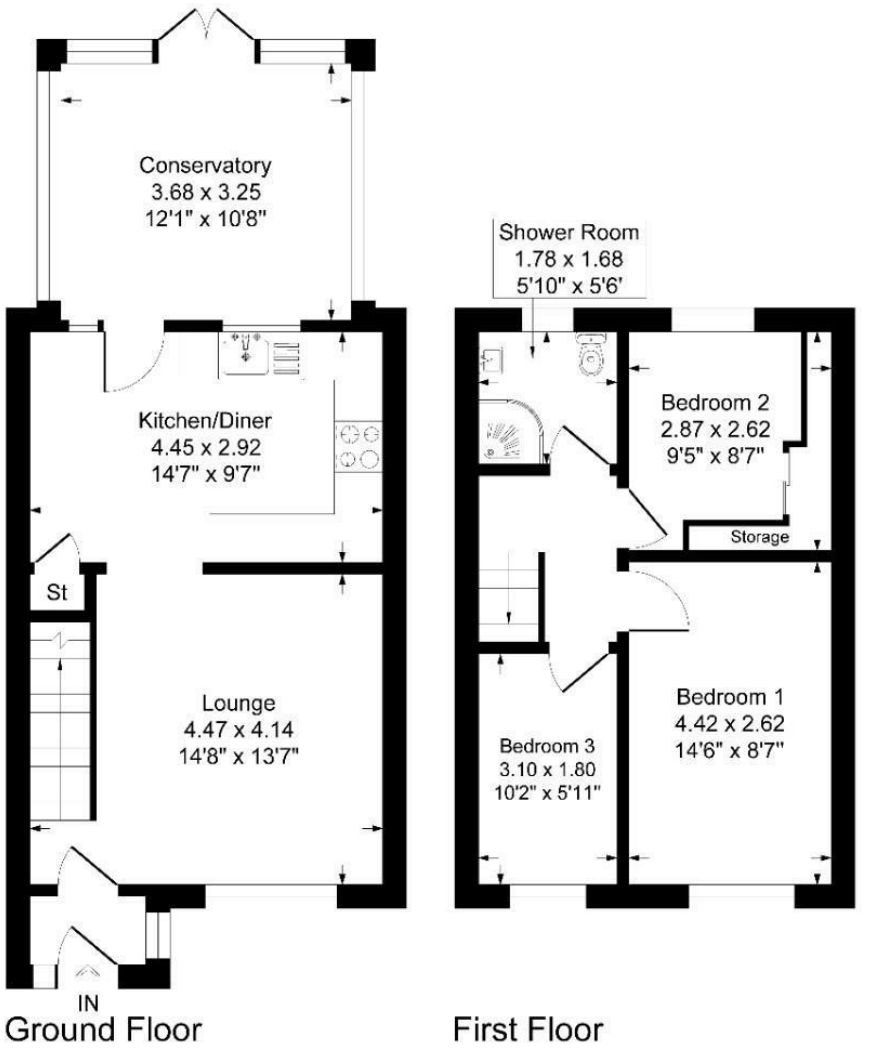


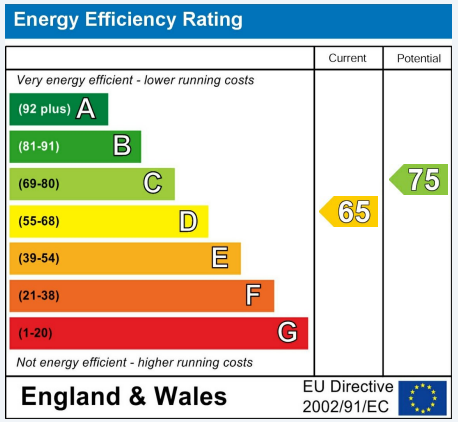
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com https://www.hunters.com

The Property Ombudsman