



4, The Dell, North Common, Bristol, South  
Gloucestershire, BS30 8YU

£299,995

Offered for sale with NO CHAIN is this lovely two-bedroom end of terraced home. The property is situated in a popular cul de sac location within North Common. The well presented accommodation briefly comprises of an entrance hallway, a modern kitchen with a built in oven and hob, a generous lounge/diner with patio doors leading onto a larger than average rear garden. To the first floor there are two bedrooms and a modern bathroom. Externally there is driveway parking that leads to a single garage. Further benefits include gas central heating and Upvc double glazing. Well placed for both Bristol and Bath City Centres, early viewing is advised.

### Entrance

3' 10" x 2' 0" (1.18m x 0.62m)

Upvc double glazed entrance porch leading to the front door.

### Entrance

Part glazed door to the entrance hallway, door into the lounge and opening into the kitchen.

### Kitchen

11' 5" x 7' 4" (3.48m x 2.24m)

Upvc double glazed window to the front, range of wall and base units with rolled edge work surfaces and tiled splashbacks, built in oven, hob and extractor hood, stainless steel sink unit with mixer tap, plumbing for a washing machine.

### Lounge

16' 8" x 11' 10" (5.08m x 3.61m)

Upvc double glazed French doors to the rear garden, radiator, TV point, staircase to the first floor.

### First Floor Landing

Hatch to loft space.

### Bedroom One

11' 9" x 8' 8" (3.58m x 2.64m)

Upvc double glazed window to the front, built in storage cupboard, radiator.

### Bedroom Two

10' 8" x 6' 10" (3.25m x 2.08m)

Upvc double glazed window to the rear, radiator.

### Bathroom

Upvc double glazed obscure window to the front, modern white suite comprising of a panel bath, pedestal wash hand basin, low level WC, radiator.

### Front Garden

There is a driveway to the side of the property which leads to a single garage with lawn and flower borders.

### Rear Garden

The rear garden is of a generous size, with a patio, shingle areas, flower borders outside tap and a greenhouse.





### Garage

16' 3" x 8' 0" (4.96m x 2.43m)

There is a single garage located to the side of the property with an up and over door, power and light supply, courtesy door and a wall mounted gas boiler central heating boiler.

### Tenure

Freehold

### Local Authority

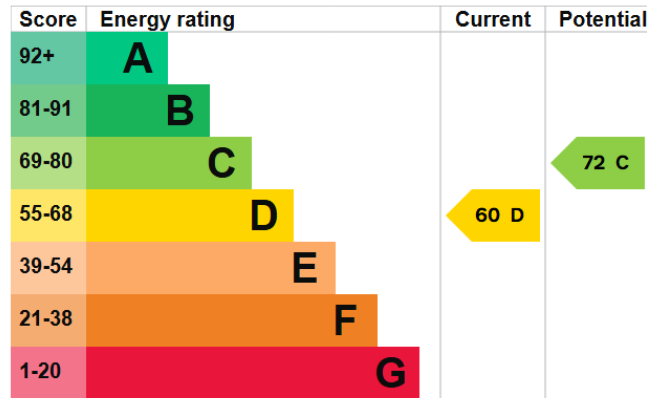
South Gloucestershire

### Council Tax Band

Band B



[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol