



37 THE CULVERT

BRISTOL
BS32 8AB

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LOCATION

The location is certainly desirable as you can find the Willow Brook Centre which offers many shops, Leisure facilities and Bradley Stoke Community School all within short walking distance.

Bradley Stoke is a thriving area that is located in the North of Bristol. It offers a wide range of amenities and activities that cater to all interests. The area is home to a number of exceptional schools, making it an ideal location for families with children. Bradley Stoke has a bustling town centre that offers a wide range of shops, restaurants, cafes and pubs. The area is also home to a number of green spaces and parks, perfect for outdoor activities or relaxing after a long day. Bradley Stoke is well connected to Bristol city centre, with excellent transport links and easy access to major motorways.

ENTRANCE HALL

5'9" x 3'1"

Entrance via uPVC composite door into hallway, door to WC and living room

WC

5'9" x 2'7"

Window to front aspect, low level wc, sink

LIVING ROOM

15'9" x 14'7"

Window to front aspect, stairs rising to first floor.

KITCHEN/DINING ROOM

9'0" x 14'7"

Patio door leading to rear garden, window to rear aspect. Fitted with a range of high gloss wall and base units with matching work tops. Electric Induction hob with stainless steel extractor fan over, electric double oven, integrated microwave, integrated dish washer, plumbing for washing machine, stainless steel sink with mixer tap over, under stairs cupboard.

FIRST FLOOR LANDING

Window to side aspect, access to loft space.

BATHROOM

5'8" x 6'11"

Window to rear aspect, panel bath with shower over, pedestal sink, low level wc, heated chrome towel rail.

BEDROOM 1

13'5" x 8'5"

Window to front aspect, fitted sliding wardrobes, radiator

BEDROOM 2

10'8" x 8'5"

Window to rear aspect, radiator

BEDROOM 3

10'4" x 5'10"

Window to front aspect, radiator, over stairs storage cupboard

GARDENS

There are open plan gardens to the front, the rear gardens are enclosed by fence panelling. There is a large patio area, the rest is laid to lawn with border shrubs and trees

GARAGE AND PARKING

17'10" x 8'7"

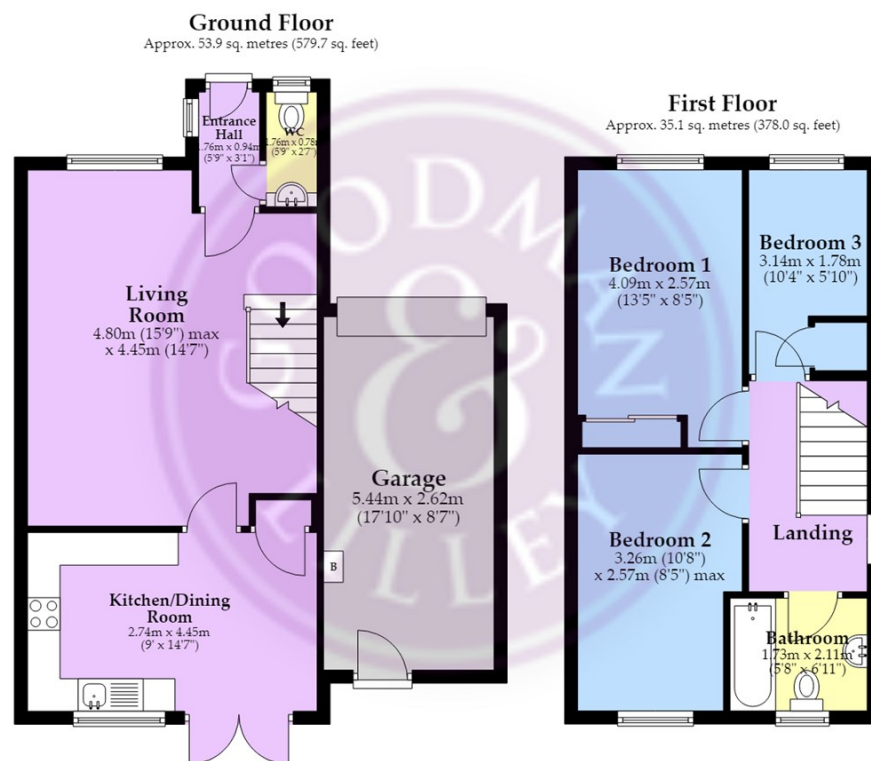
The garage is accessed via remote control and has both power and electric in and the Combi-Boiler is also located here, there is a courtesy door leading to the rear garden. There is also parking to the front for 3 cars.







GOODMAN & LILLEY



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

GOODMAN & LILLEY BRANCH NETWORK

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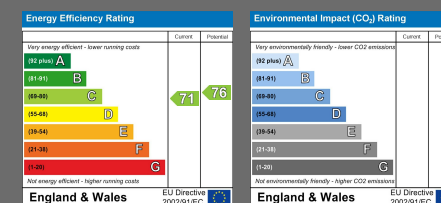
3 BEDROOMS
TENURE - FREEHOLD

- Great Size 3 Bedroom Family Home
- Downstairs WC and Upstairs Bathroom a
 - Close to all Local Amenities
- Located on the Popular "The Culvert"

2 RECEPTION ROOMS
IN ALL SQ.FT

2 BATHROOMS
COUNCIL TAX BAND - C

- Driveway for 3 cars and a Garage
 - BSCS Catchment Area
 - Close to all Transport Links
 - Can be "Chain Free"



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm