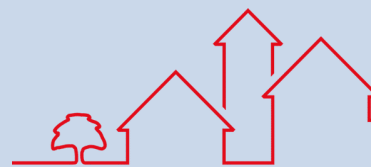




3 Waverley Road, Backwell

£1,350 PCM



Parker's

Estate Agents & Property Lettings



3 Waverley Road

Backwell, Bristol

Parker's are delighted to offer this delightful three-bedroom, one-bathroom home nestled in the sought after location of the village of Backwell. This inviting property combines modern living with the charm of its tranquil surroundings, offering the perfect blend of comfort and convenience.

A cosy lounge area serves as the perfect retreat for unwinding after a long day and transitions seamlessly into the heart of the home, the open-plan kitchen diner.

The kitchen is designed with modern living in mind. Equipped with high-quality appliances, ample counter space, and sleek cabinetry. The adjoining dining area offers an inviting space for family meals or casual dining, with easy access to the garden for al fresco dining in warmer months.

The property features a low maintenance garden with artificial lawn and patio area that provides an excellent spot for summer barbecues or a morning coffee while taking in the fresh air.

3 Waverley Road

Backwell, Bristol

Situated in the sought-after village of Backwell, this home benefits from a friendly community atmosphere and excellent local amenities. With convenient access to highly regarded schools, shops, and recreational facilities, everything you need is within easy reach. Excellent transport links, including the nearby train station and major roadways, make commuting to nearby cities and towns a breeze.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

15' 11" X 14' 10" (4.85 X 4.52M)

Kitchen/ Diner

15' 10" x 10' 4" (4.83m x 3.15m)

Bedroom 1

12' 9" x 9' 1" (3.89m x 2.77m)

Bedroom 2

10' 9" x 9' 1" (3.28m x 2.77m)

Bedroom 3

8' 9" x 6' 6" (2.67m x 1.98m)

Family Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)





FRONT GARDEN

Open lawn with path leading to front door.

REAR GARDEN

Fully enclosed with timber fencing. Patio area. Artificial lawn. Gate providing access to parking area and garages.

GARDEN

GARAGE

Single Garage

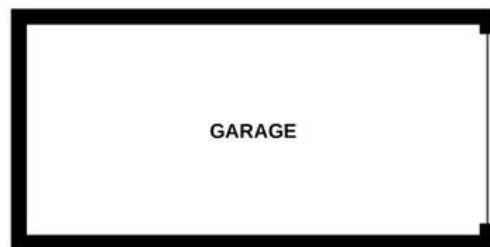
Single garage in block to rear of property. Up and over door.



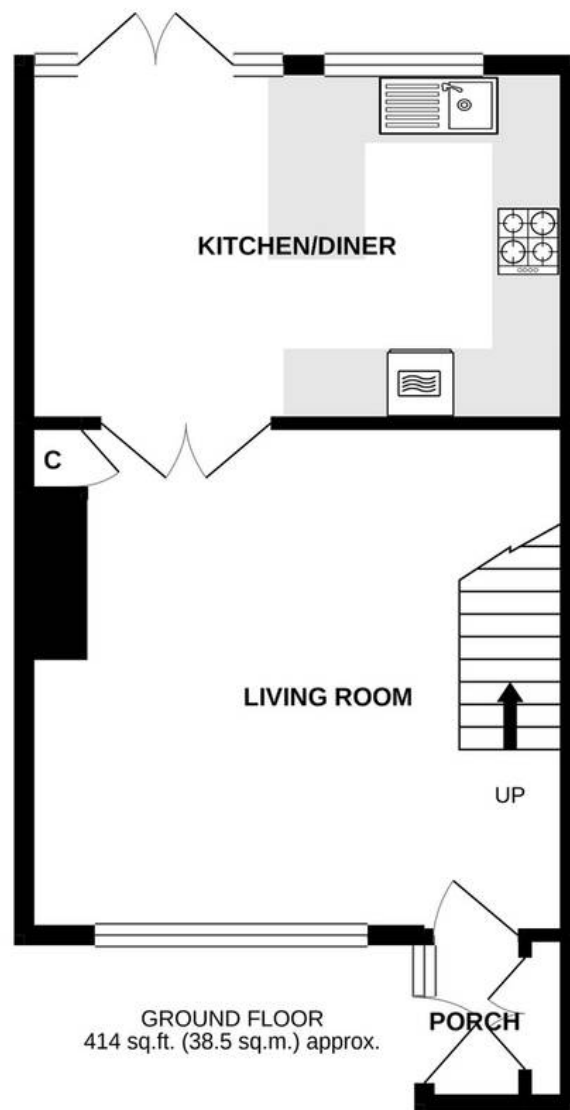


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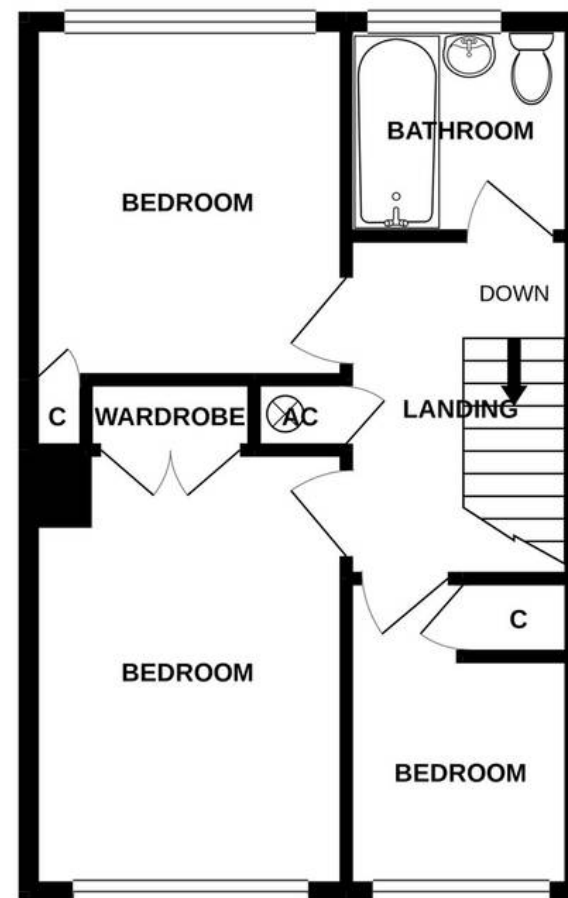
Total Floor Area: 959 sq.ft.
(89.1 sq.m.) approx.



GARAGE
147 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.



Parker's Estate Agents

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