92 Bristol Road, Frampton Cotterell, Bristol

- Character Cottage
- Kitchen
- Cloakroom & Shower Room
- Gardens
- Garage & Parking
- Two Receptions
- 3 Good Size Bedrooms (Master En-Bathroom)
- Double Glazed Gas Central Heating
- Outbuilding
- Viewing Advised

£575,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the charming village of Frampton Cotterell, this delightful semi-detached period cottage on Bristol Road offers a perfect blend of character and modern living. Spanning an impressive 1,506 square feet, the property boasts two inviting reception rooms, including a spacious 26-foot living room complete with a cosy wood burner, ideal for those chilly evenings.

The cottage features three generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added convenience. The well-appointed kitchen, alongside a practical shower room and cloakroom, ensures that all your daily needs are met with ease.

This home is further enhanced by double glazing and gas central heating, providing comfort throughout the seasons. Outside, you will find ample parking for up to five vehicles, a detached garage, and an outbuilding, offering plenty of storage options. The gardens to both the front and rear of the property provide a lovely outdoor space to enjoy the picturesque countryside views that surround the cottage.

Situated in a sought-after village location, this property is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Viewing is strongly advised to fully appreciate the charm and potential of this wonderful home.

Open covered porch area with wooden door into

Living Room
26'2" x 12'
Two double glazed windows to the front, fireplace with wood burner, storage cupboard, tiled flooring, beamed ceiling, two radiators, stairs to 1st floor, door into further reception room and opening into

Shower Room
9'11" x 6'6"
Double glazed window to front, white suite comprising walk in shower, vanity wash hand basin, WC, heated towel rail, tiled flooring with underfloor heating, ceiling spotlights, extractor fan.

2nd Reception Room
15'10" x 11'10"
Two double glazed windows to the rear and double glazed window to the side, feature gas fireplace, beamed ceilings, radiator, wood effect flooring.

Kitchen
10'11" x 9'6"
Double glazed windows to the side and rear, range of wall, drawer and base units with wooden work surface over, Belfast sink with mixer tap over, space for Rangemaster oven with cooker hood over, space for fridge/freezer, space for dishwasher, tiled flooring, radiator, opening to rear lobby with double glazed door to the side, further door into

Cloakroom
Double glazed window to the side, white vanity wash hand basin with part tiled splash back, WC, radiator, tiled flooring.

First Floor Landing
Double glazed window to the rear, further steps leading to bedrooms two and three, door into

Bedroom One
16' x 11'10"
Double glazed window to the side, wooden flooring, access to loft space, beamed ceiling, two alcoves with open hanging rails radiator, step up with shelved storage cupboard, further opening into

En-suite Bathroom
9'4" x 7'11"
Double glazed window to the rear and side, white suite comprising, panelled bath with shower over, concealed cistern WC, vanity wash hand basin, with additional storage work surface, storage cupboard, wall and floor cupboards, part tiled walls, radiator, heated towel rail, extractor fan.

Bedroom Two
12'10" x 12'7"
Double glazed windows to the front with countryside views and double glazed window to the rear, radiator, beamed ceilings.

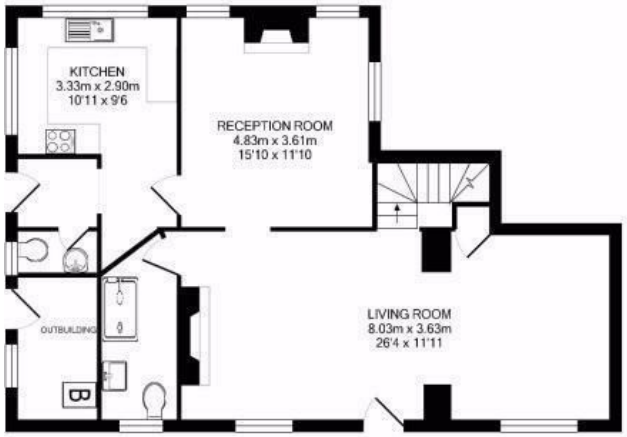
Bathroom Three
12'9" x 12'5"
Double glazed window to the front with countryside views, wooden flooring, radiator, beamed ceilings.

Outside
The front has a stone boundary wall, laid to lawn with bushes pathway leading to the front door and old well.
The rear garden laid mainly to lawn with bushes and trees, greenhouse, garden shed, outside tap and electrics, gated access leading to the front, courtesy door into garage.

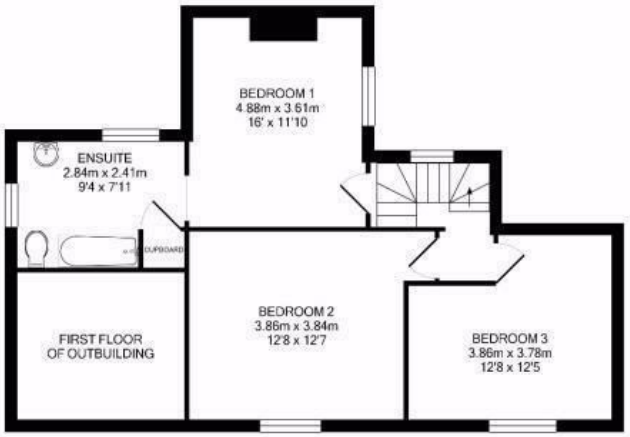
Garage
18'10" x 15'1"
Detached garage with pitched roof, electric up and over door, light and power, with rafter storage, double glazed door and double glazed window to the rear.
There is a block paved driveway to the front providing parking for multiple vehicles.

Outbuilding
10'1" x 7'1"
Wooden door with double glazed window to the side, wall mounted Vaillant gas boiler, plumbing for washing machine, light and power with loft opening to storage area with door to the side.

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.



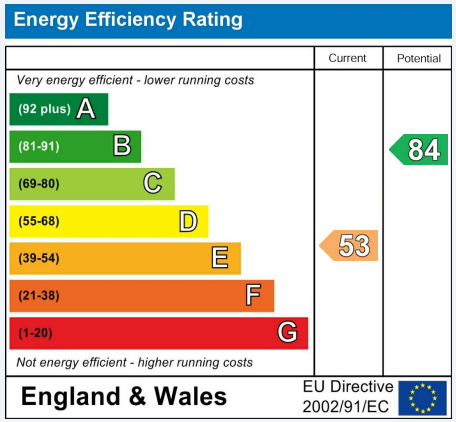
GROUND FLOOR
APPROX. FLOOR
AREA 82.0 SQ.M.
(883 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 73.3 SQ.M.
(789 SQ.FT.)
TOTAL APPROX. FLOOR AREA 155.3 SQ.M. (1672 SQ.FT.)
Made with Metropix ©2017

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.

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.

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

The Property Ombudsman