

HUNTERS®

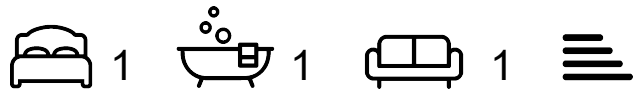
HERE TO GET *you* THERE



Siston Common

Bristol, BS15 4PA

£190,000



Council Tax: A



61A Siston Common

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£190,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this with no chain this attractive annex style on the level one bedroom bungalow which would make a perfect first time home or someone looking to downsize.

The property is displayed in good order and comprises: 15ft living room with French doors and wood burner, modern fitted kitchen with built in oven and hob and a modern shower room.

Further benefits include double glazing, gas central heating, a boarded loft for storage and a courtyard style front garden giving some sunny seating space.

Nestled in the charming semi-rural setting of Siston Common, this delightful cottage offers the perfect blend of countryside tranquillity and city convenience. Located on the eastern edge of Bristol, the area is well-known for its recreational opportunities and is particularly popular with commuters to both Bristol and Bath. Just a few minutes' walk from the renowned Bristol to Bath cycleway and within close proximity of The Avon Ring Road. The cottage enjoys a superb position for those who love the outdoors, while also benefitting from excellent access to local amenities. Gallagher Retail Park is just a couple of miles down the road..

ENTRANCE

Via UPVC double glazed French doors with matching windows leading to kitchen.

KITCHEN/BREAKFAST ROOM

13'4" x 9'3" (4.06m x 2.82m)

Double polycarbonate roof, double vertical tubed radiator, oak effect laminate flooring, range of fitted matt navy blue wall and base units with oak effect laminate work tops incorporating a Belfast style sink with mixer tap, built in electric oven and hob, extractor fan hood, space and plumbing for washing machine, door to living room.

LOUNGE

15'2" x 10'5" (4.62m x 3.18m)

UPVC double glazed window to side, UPVC double glazed French doors out to front garden, oak effect laminate flooring, loft hatch with pull down ladder (loft boarded providing ample storage space and housing combination boiler, period style radiator, oak doors leading to bedroom and shower room.

BEDROOM

9'11" x 9'9" (3.02m x 2.97m)

Velux window to rear, oak effect laminate flooring, period style radiator.

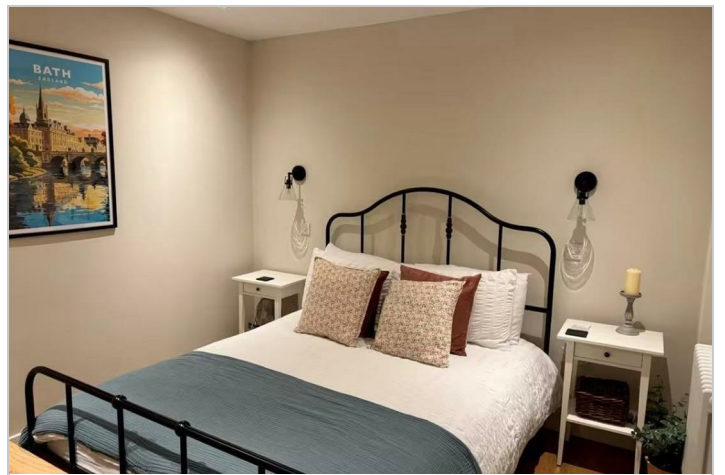
SHOWER ROOM

Velux window to rear, vanity unit with wash hand basin inset, tiled splash backs, close coupled WC, shower enclosure with glass screen housing electric shower system, chrome heated towel radiator, tiled floor, extractor fan, part tiled walls.

FRONT GARDEN

Courtyard style garden laid to patio slabs, raised area laid to stone chippings, enclosed by boundary fencing.

Tel: 0117 956 1234



Road Map



Hybrid Map



Terrain Map



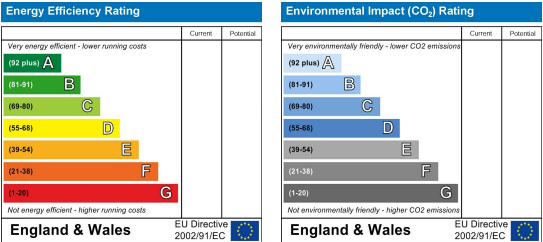
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.