

HUNTERS[®]

HERE TO GET *you* THERE



Abson Road

Pucklechurch, Bristol, BS16 9RH

£400,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no chain this outstanding semi detached period cottage located in the heart of Pucklechurch village providing easy access into both Bristol and Bath. This Grade 2 listed property is believed to be approximately three hundred years old retaining many period features throughout. The accommodation comprises to the ground floor entrance hallway, lounge with wood burner, separate dining room with feature fireplace, fitted kitchen with built-in oven and hob, and cloakroom.

To the first floor there are two double sized bedrooms, the master bedroom benefiting from having a wood burner and a good sized single third bedroom. The bathroom is truly impressive with a period style suite to include a cast iron claw foot bath and a shower enclosure. The property further benefits from having gas central heating, mainly sash windows with secondary glazing, a mature lawned rear garden with patio, garage with additional driveway providing off street parking for several cars. via double gated entry. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

ENTRANCE HALLWAY

Via a hardwood-glazed door leading through to entrance hallway, quarry tiled floor, wall mounted cupboard housing electric meter, stairs to first floor accommodation, doors leading to lounge and dining room.

LOUNGE

15'6" x 15'4" (max) (4.72m x 4.67m (max))

Sash window to front with secondary glazing,, picture rail, quarry tiled floor, double radiator, feature open working fireplace with wood burner inset, wood mantel surround, TV point.

DINING ROOM

14'9" x 9'2" (4.50m x 2.79m)

Sash window to front with secondary glazing, picture rail, double radiator, quarry tiled floor, cast iron feature period style feature fireplace with gas-coal flame effect fire inset, wood mantel surround. Door leading through to kitchen.

KITCHEN

11'5" x 6'0" (3.48m x 1.83m)

Casement window to rear with secondary glazing, range of cream fitted wall and base units with granite effect laminate work surface over incorporating a ceramic sink unit with mixer tap, tiled splashbacks, built in electric oven and 5 ring gas hob, space for washing machine and dishwasher, quarry tiled floor, door leading through to lobby.

LOBBY

Quarry tiled floor, radiator, space for fridge/freezer, door leading to rear garden, latch door leading through to cloakroom.

CLOAKROOM

Opaque glazed window to rear with secondary glazing,, low level WC, wash hand basin, quarry tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Sash window to rear with secondary glazing, loft hatch, pull down loft ladder (loft partially boarded) doors leading through to bedrooms and bathroom.

BEDROOM ONE

15'7" x 9'3" (4.75m x 2.82m)

Sash window to front with shutter with secondary glazing, picture rail, TV point, double radiator, open feature replace with wood burner inset.

BEDROOM TWO

14'10" x 8'6" (4.27m x 2.59m)

Sash window to front with shutter, picture rail, built in louver fronted cupboard housing Worcester combination boiler.

BEDROOM THREE

11'9" x 6'10" (3.58m x 2.08m)

Casement window to rear with secondary glazing, double radiator, picture rail.

BATHROOM

10'2" x 6'1" (3.10m x 1.85m)

Opaque glazed window to rear, with secondary glazing, white period style suite comprising cast iron

claw foot bath with mixer tap/shower over, ceramic sink, low level WC, corner shower enclosure housing mains controlled shower system, double radiator, tiled floor, wood panelling to dado height.

OUTSIDE:

REAR GARDEN

Large patio leading to a good sized lawn, well stocked plant/shrub borders, outside tap, security light, side access gate, enclosed by boundary fencing and stone wall.

DRIVEWAY

Access via double gates, area laid to loose chippings providing off street parking for several cars leading to garage.

GARAGE

Single in size, up and over door, power and light.



Road Map



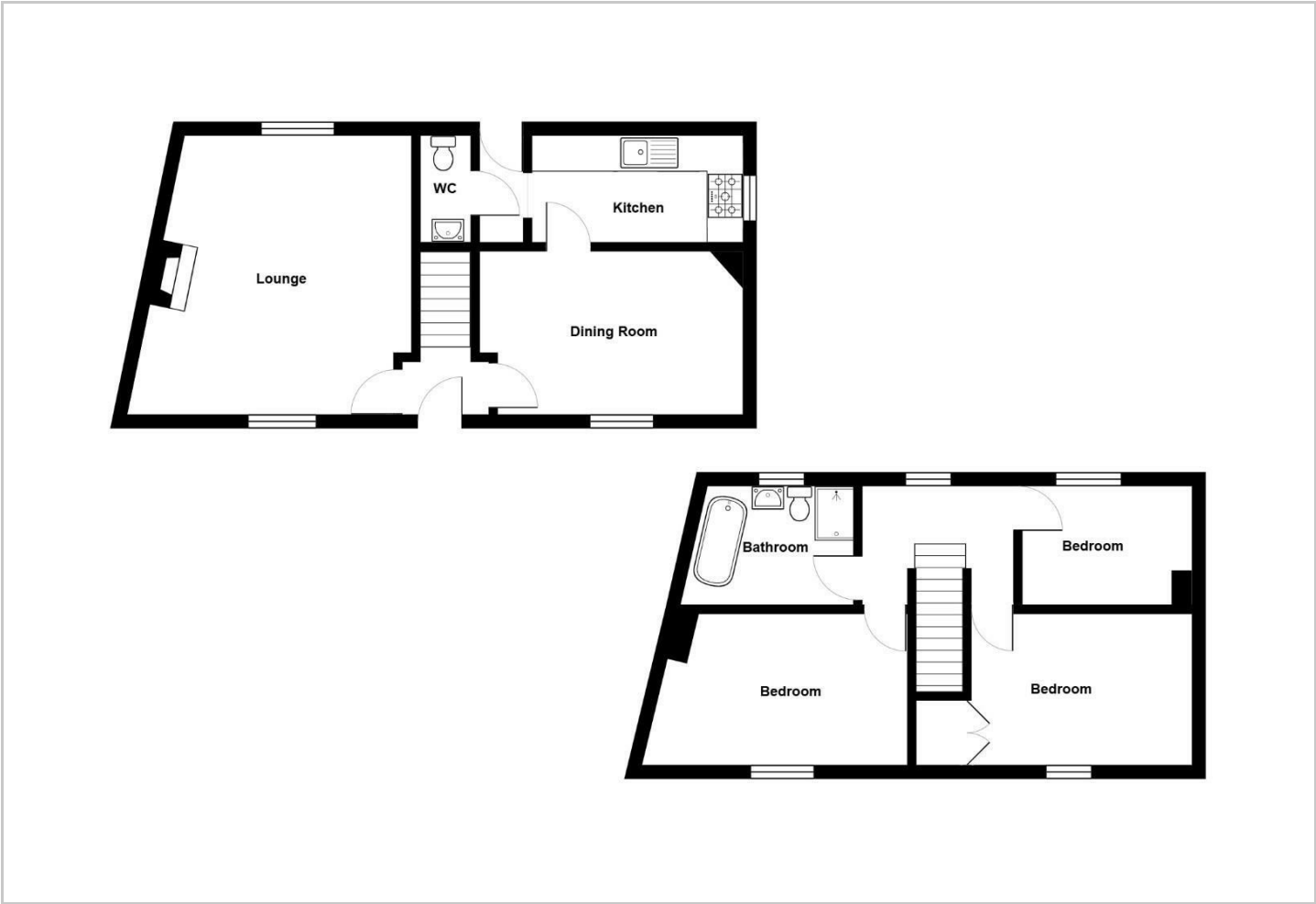
Hybrid Map



Terrain Map



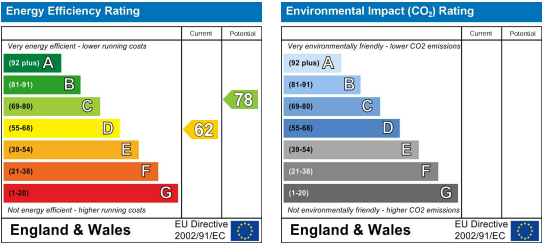
Floor Plan



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.